



Community Association, Inc.

**AVENEL COMMUNITY ASSOCIATION  
ANNUAL HOMEOWNERS MEETING MINUTES  
NOVEMBER 14, 2017  
DRAFT**

The 2017 Annual Homeowners Meeting of the Avenel Community Association (ACA) was called to order at 7:00 p.m. at the TPC Potomac at Avenel Farm by Mr. Cliff Ehrlich, President of the Board of Directors.

Directors in attendance were: Cliff Ehrlich, President, Jennifer Kitchen, Vice President/Secretary; Fern O'Brian, Vice President; and Tim Bender, Vice President. Ms. Maureen Scott was not present at the meeting. Also in attendance representing the ACA Staff were: Lucy Wilson, General Manager; Tom Ritter, Site Operations Manager; Jenna Hnath, Office Manager; Karen Tam, Architectural Coordinator; Michelle Fasci, Office Administrator; and Ed Caldwell, Surveillance Supervisor. Representing McFall & Berry were: Mark McFall, Mike Angles, Rob Brown and Nicole Henry. Representing Comsource Management, Inc. (CMI) were Tony Martella and Maria Campos. Also in attendance was Ken Hartman, Regional Services Director, Montgomery County BCC; Janelle Wright, Avenel Resident and Representative on the Montgomery County Quiet Skies Coalition, and Captain Paul Liquorie, 2nd District Commander.

**PROOF OF NOTICE OF MEETING AND PROOF OF QUORUM**

General Manager Lucy Wilson confirmed that notice of the meeting had been sent to all homeowners on September 6, 2017 and October 6, 2017 as required in the governing documents and that, based on proxies received (147) and additionally with the homeowners in attendance, quorum (10%) of homes was reached.

**APPROVAL OF MINUTES**

Mr. Ehrlich noted that all owners should have a copy of the draft 2016 Annual Meeting minutes and requested a motion for approval. By motion made, seconded and carried, the minutes of the 2016 Annual Meeting were approved as written.

**PRESIDENT'S REPORT**

Mr. Ehrlich thanked the many volunteers that serve the community on various Avenel committees, who were asked to stand and be recognized. He introduced and recognized his colleagues on the Board, the ACA staff, and CMI. Thanks were passed along to McFall & Berry Landscape Management for their dedication and hard work relating both to landscape and snow removal. Mr. Ehrlich reported on some of the major activities undertaken by the ACA during the preceding year, as well as on other key activities and the ongoing efforts to maintain and beautify our Community by citing various landscape and non-landscape related projects undertaken in 2017. Mr. Ehrlich mentioned the numerous positive comments made by television broadcasters relating to the course conditions during the 2017 Quicken Loans National Tournament at TPC Potomac at Avenel Farm and congratulated Superintendent Stephen Britton and his team for the recognition. Mr. Ehrlich also briefly commented on recent flight path changes implemented by the FAA at Reagan National Airport which have resulted in increased air traffic over Avenel, and recognized Ms. Janelle Wright, a resident volunteer who represents Avenel on the Montgomery County Quiet Skies Coalition who actively works towards seeking resolution to the flight path changes. Mr. Ehrlich updated owners on the status of Montgomery County Bill 52-14 relating to pesticides.

Mr. Ehrlich then provided a brief update on legal action that was brought against the Association relating to an unapproved roofing product. Based on the previous decision of the Montgomery County Circuit, as upheld by the Court of Appeals, in favor of Avenel, the Montgomery County Circuit court ruled that the owner was required to replace their roof with an ACA compliant roof. The owner complied, bringing the matter to a close.

Mr. Ehrlich concluded by thanking those in attendance, for the continued support and interest in the Association, and turned the podium over to Mr. Tim Bender for the Treasurer's report.

## **TREASURER'S REPORT**

Vice President Tim Bender presented the Treasurer's Report for Maureen Scott, which included a financial overview, reporting from the most recent 2016 year-end audited financial statements. He added that the audited financial reports are available in the ACA office for homeowners to review by appointment.

## **ELECTIONS**

General Manager Lucy Wilson then began the election process. She explained that there were three positions currently open on the Board, and that the call for nomination has resulted in nominees Mr. Cliff Ehrlich, Ms. Jennifer Kitchen, Ms. Bambi Kramer and Ms. Fern O'Brian, who were running for these positions as listed on the ballot, previously mailed to all residents. It was explained that each Director serves a 2-year term. Ms. Wilson called for nominations from the floor.

Hearing none, nominations were closed. Ms. Wilson then introduced the four candidates listed on the ballot in alphabetical order and asked that each make a brief statement. Upon the conclusion of candidate statements, ballots were collected for tallying. Ms. Wilson called for two resident volunteers to serve as election tellers and oversee the ballot tallying process. Mr. Alan Ng and Ms. Una Hildebrandt volunteered to serve as election tellers.

## **SPECIAL GUEST**

President Cliff Ehrlich introduced Captain Paul Liquorie, who replaced Captain Falcinelli as Commander of Montgomery County's 2nd police district. Captain Liquori gave a brief overview on the status of safety and security in the Potomac/Bethesda area, specifically Avenel. Captain Liquorie reported that the overall crime rate is very low in Avenel. He touched on area trends, including high growth in the Bethesda vicinity and related challenges. Captain Liquori shared that he and his office will continue to communicate regularly with Lucy Wilson to share information and keep the community informed of any important and relevant information.

## **PRESENTATION & GUEST SPEAKERS**

Mr. Ehrlich introduced Janelle Wright, Avenel representative on the Montgomery County Quiet Skies Coalition (MCQSC) and Ken Hartman, Regional Services Director, Montgomery County BCC and Montgomery County representative on the Reagan National Community Noise Working Group. Ms. Wright provided an overview on the issue of flight path changes in and out of Reagan National Airport, which have resulted in a concentration of flight paths over certain areas and increased airplane noise in Avenel and the surrounding area. Mr. Hartman provided an update on legislative initiatives, legal action, and work by the MCQSC, Reagan National Working group and elected representatives to have the FAA revert to previous flight paths. Ms. Wright encouraged the owners in attendance to sign up for the MCQSC, and file complaints with the Metropolitan Washington Airports Authority (MWAA). Ms. Wright also recognized and thanked the Board of Directors and Lucy Wilson for their support on this issue.

## **OLD BUSINESS/NEW BUSINESS/OPEN FORUM**

A homeowner inquired as to a replacement for Crimereports.com, a real time crime reporting system that was previously used by the Montgomery County police department.

Captain Liquorie offered to look into this matter and report back to the owner.

An owner raised the issue of speeding throughout the community; and specifically, vehicles not stopping at a stop sign at the intersection of Avenel Farm Drive and Chartwell Manor Court. The owner inquired about additional signage to be installed in the vicinity; and the possibility of the addition of a crosswalk across Oaklyn Drive. Another owner expressed concern about the safety of pedestrians crossing Oaklyn Drive.

It was explained that Chartwell Manor Court, Avenel Farm Drive and Oaklyn Drive are country streets and the county must approve any such measures. Ms. Wilson informed the residents in attendance that the Board and ACA Management have previously met with representatives of Montgomery County relating to the installation of a crosswalk(s) on Oaklyn Drive and could re-visit this matter with the county. The county is responsible for determining if crosswalks are appropriate, and if so, for engineering the area to accommodate a crosswalk. Montgomery County police periodically enforce speeding on Oaklyn Drive and the Association will continue to make periodic requests for enforcement.

An owner announced that the ad hoc Social Committee will host a holiday social on December 10, 2017 at the A.M. Natelli Center, and requested volunteers to help with set up and clean up.

A homeowner from The Gates inquired about landscaping and leaf removal service. He further inquired about dead/declining trees behind his property.

Mr. Rob Brown explained that McFall & Berry rotates its leaf removal schedule and also identifies areas with the greatest need and addresses those areas first. He added that leaf removal clean-up is challenging due to a number of factors, including the large number and variety of trees and leaf drop. Ms. Wilson informed the resident that the trees he referenced are slated for removal prior to the end of the month.

An owner inquired about two acre lots and the option to opt out of landscape services. He mentioned a specific property on Mountain Gate Drive that does not maintain their property to the community wide standard.

It was explained that two acre lots have the option to opt out of landscape services, but are expected to maintain their lot in accordance with the community wide standard. The association will look into this matter and address it accordingly.

An owner inquired about the impact of the Avenel Swim and Tennis Facility (ASTF) purchase on property values in Avenel.

Wilson responded that feedback from the real estate community has been very favorable and asked Wendy Banner, an active real estate agent in Avenel, to speak on this matter.

Banner opined that the ASTF is viewed as a positive community amenity and aids in the marketability of homes, although it would be difficult to quantify a specific dollar amount as it relates to sale prices and home values.

Another owner commented on home sale prices as compared to assessed values

An owner inquired about plans for improvements to the Avenel Swim and Tennis Facilities in the coming years; specifically, the sound system.

Wilson answered that the association plans to look into improving the sound system.

An owner inquired about the association governing documents, which are currently available for purchase in a print format. The owner touched on the benefits of offering the documents in an electronic format and volunteered to scan the documents.

Wilson explained that there are some downsides to providing the documents in an electronic format, including that individuals may not print the documents or look through the various sections of a scanned document. Ms. Wilson asked that the resident contact her to discuss further, and thanked the owner for her offer.

An owner raised the issue of deferred property maintenance on some homes.

It was explained that ACA staff periodically monitors the community for architectural and covenants compliance with the community wide standard. Mr. Ehrlich encouraged the owner to send a list of specific issues identified to the association to be addressed.

An owner commented on unpleasant experiences she has had at Avenel Park (a county facility) and requested the association build a private playground for smaller children.

It was explained that the association lacks a common area that would be suitable to build a playground for children to play on. Ms. Wilson offered to contact the park managers to inform them of the owner's concerns.

#### **ANNOUNCEMENT OF VOTING RESULTS**

General Manager Lucy Wilson announced the results of the election. Mr. Cliff Ehrlich of Prescott, Ms. Jennifer Kitchen of Player's Gate and Ms. Fern O'Brian of Eagle Ridge were re-elected to the Board. They will join current Board members Mr. Tim Bender and Ms. Maureen Scott. Ms. Wilson thanked Ms. Bambi Kramer for her interest in serving on the Board.

#### **ADJOURNMENT**

With no further business, the meeting was adjourned at 8:50 p.m.

A social hour followed.