

Views from Avenel

Spring 2018

Spring into Action

By Lucy Wilson, General Manager

As this edition of "Views from Avenel" arrives in your mailbox, we should be in the early stages of the spring season. While I appreciate the beauty of every season in Avenel, the spring season is my personal favorite. As daylight hours extend, the winter chill is replaced with mild weather and the trees and flowers begin to bloom. Spirits are lifted and everyone seems to be a tad bit happier. There is no doubt about it, Avenel in the springtime is a sight for sore eyes.

As we settle into a new year and new season, I encourage residents to take full advantage of all that Avenel has to offer, and challenge you to cultivate an even greater sense of "community".

There are a multitude of ways to participate and appreciate the benefits of Avenel Living. The walking paths are regularly utilized by many. Carve time out of your week to unwind and enjoy a leisurely walk or run: whether solo, with a neighbor or pet.

If you've not yet visited the swim and tennis facilities, make it a point to stop by this summer. Sign up for a water aerobics class, come out and cheer on the swim team at one of their home meets, or consider attending a tennis clinic or signing up for a lesson or two. The mild temperatures of spring soon turn into the hot, humid days of summer. A relaxing day at the pool may be just what the doctor ordered.

As in all communities, volunteers are integral and necessary to plan and implement events and activities. The Avenel Social Committee hosts several events a year and would love to increase the number of and types of annual events hosted. Consider reaching out to the committee and offering your ideas and assistance. Commitments do not need to be long term and can be limited to a specific event. At the least, if you've not previously attended a community social event, make sure to attend at least one this year and meet other Avenel residents.

Welcome a new neighbor, start a book club, organize play dates, take in a soccer or baseball youth game at Avenel Park, plan a progressive dinner in your village or host a golf tournament party (particularly fun if you have a golf course view). The possibilities are endless!

In doing so, not only will you meet new neighbors and forge new friendships, we will continue to build and grow our sense of community.

Let's all spring into action and make 2018 our best year yet.

Financial Status (unaudited) As of February 28th, 2018

ASSETS

| | |
|----------------------|--------------|
| Cash and Investments | \$ 4,641,171 |
| Accounts Receivables | \$ 59,029 |
| Current Assets | \$ 46,056 |
| Fixed Assets | \$ 1,218,962 |
| TOTAL ASSETS | \$ 5,965,218 |

LIABILITIES

| | |
|-----------------------|--------------|
| Current Liabilities | \$ 321,866 |
| Long Term Liabilities | \$ 695,349 |
| TOTAL LIABILITIES | \$ 1,017,215 |

| | |
|----------------|--------------|
| MEMBERS EQUITY | \$ 4,948,003 |
|----------------|--------------|



Avenel Community Association, Inc.
9501 Beman Woods Way
Potomac, MD 20854
Tel: (301) 299-5916 • Fax: (301) 299-7169
www.Avenel.net

Board of Directors

President Cliff Ehrlich
Vice President/Secretary Jennifer Kitchen
Vice President/Treasurer Maureen Scott
Vice President Fern O'Brian
Vice President Tim Bender

Homeowners Advisory Committee (HAC)

Abbey Terrace TBD
Chartwell Mark Spivak
(202) 445-3993 10035 Avenel Farm Drive
Eagle Ridge Kathleen Pettitt
(301) 469-7454 7105 Natelli Woods Lane
Oaklyn Woods Neeraj Kak
(301) 365-3850 9876 Avenel Farm Drive
Player's Crossing Marsha Schuman
(301) 299-9598 8326 Turnberry Court
Player's Gate Nita Kramer
(301) 767-0284 6 Potomac School Court
Player's Turning Janelle Wright
(301) 610-2095 9752 Avenel Farm Drive
Pleasant Gate Eveyln Robles
(301) 343-4476 9735 Pleasant Gate Lane
Prescott Nancy Itteilag
(202) 905-7762 7911 Sandalford Drive
Rapley Preserve Amy Michaels
(301) 365-5665 8519 Rapley Preserve Circle
Saunders Gate TBD
The Gates Barbara K. Bloomfield
(301) 365-0079 9209 Town Gate Lane
Willow Gate... Lori Leasure
(301) 765-8318 9134 Willow Gate LaneLane

ACA OFFICE HOURS

Mon.-Fri. 9:00 a.m.-5:00 p.m.
(301) 299-5916

General Manager Lucy Wilson
lwilson@avenel.net
Site Operations Manager Tom Ritter
tritter@avenel.net
Architectural Coordinator Karen Tam
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Office Manager Jenna Hnath
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Administration Michelle Fasci
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General Inquiries customerservice@avenel.net
McFall & Berry Landscaping Lisa Gabriel
mcfallandberry@avenel.net
ACA Surveillance Supervisor Ed Caldwell
(301) 299-1518 surveillance@avenel.net
Financial Management (CMI) Tony Martella
(301) 924-7355 tmartella@comsource.com

News&Notes

Legislation Impacting Avenel

Bill 28-17 – County Minimum Wage:

In November 2017, the County Council passed legislation that will increase the County's minimum wage from \$11.50 to \$15 per hour. The increase will be phased in over the next several years, based on employer size. Large employers will be required to pay \$15 per hour in 2021, mid-sized employers with 11-50 employees will have to pay the wage in 2023, and small employers will need to pay the wage in 2024. After each class of employer hits the \$15 level, the wage will be adjusted annually for inflation.

The Association anticipates the bill will have an impact on expenses as the minimum wage increase is phased in over the next several years. Higher labor costs are very likely to increase contract costs, including but not limited to the pool management contract, trash disposal contract, private guards at Rapley, and the landscape contract. While ACA Management will make every effort to minimize costs, the increases will likely impact Association assessments moving forward.

Bill 52-14 – Pesticides:

As residents may recall, the Montgomery County Circuit Court overturned the pesticides ban enacted by the County Council in October 2015. The legislation would have prohibited the use of certain pesticides on private property in Montgomery County, beginning on January 1, 2018. The Court held that the ban is preempted by Maryland law and held that the county's ban on the application of certain pesticides on private property conflicted with Maryland law.

The County Council has appealed the Circuit Court decision to the Court of Special Appeals and oral briefs are currently scheduled for September 2018.

Bill 2-16 and ZTA 16-03 – Short-Term Rentals:

In October 2017 the County Council adopted Zoning Text Amendment 16-03 and Bill 2-16 to legalize and regulate short-term residential rentals in Montgomery County.

The Association would like to remind residents that despite the legalization of some short-term rentals by the County, short-term rentals or rentals of a portion of a home are prohibited in Avenel. Avenel's Governing Documents read, in part, "All such leases shall be in writing and shall be for a term of not less than ninety (90 days) and in no event may a transient tenant be accommodated in any dwelling." This provision prohibits owners from renting all or a portion of their unit through Airbnb or other similar type short-term rental services.

Rentals Ninety (90) Days & Longer:

Leases must contain a provision that provides that the terms of the lease are subject in all respects to the provisions of the Association's Governing Documents, Rules and Regulations. Owners should ensure that tenants are familiar with the Covenants and Rules and Regulations of the Community, and are asked to please inform the ACA office when a property is rented and provide a copy of the lease agreement, as well as contact information including phone numbers, mailing address and e-mail addresses for both the owner and tenant.

MC311 - Answering to You:

MC311 Customer Service Center is Montgomery County's source for non-emergency government information and services. You can reach MC311 by calling 311 in the County or (240) 777-0311 from anywhere, Monday – Friday, 7:00am – 7:00pm.

When to Call:

- Scrap Metal Pickup
- Missed Recycling Pickup
- Replacement Recycling Bin
- Report a Dead Deer
- Property Tax Questions
- Recreation Questions (Parks)
- Other General County Inquiries



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Trash:

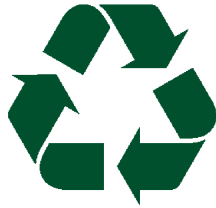
Potomac Disposal is under contract with the Association to remove residential household trash. The contract includes weekly pickup on Mondays and Thursdays. Trash must be placed outside the garage door or curbside in bags placed in lidded containers by 7:00am on Monday and Thursday mornings. Trash containers should be removed, and placed inside the premises, by evening on pickup days.

Pleasant Gate:

Potomac Disposal removes household trash four times per week, on Monday, Wednesday, Friday and Saturday from the large containers stored inside the four parking lot enclosures in Pleasant Gate. Trash should be placed in securely tied bags inside of the dumpster container. Trash and any other debris are prohibited on the floor of the dumpster enclosures.

Recycling & Yard Waste:

Recyclables are picked up on Tuesdays by Montgomery County. Recyclables must be placed curbside by 7:00am. Recycling containers should be retrieved and stored inside the premises on non-collection days. To request a recycling container, call Montgomery County at (240) 777-0311.



Residents may dispose of yard waste by putting the waste material in special biodegradable paper bags and placing the bags curbside Tuesday mornings. You may also use trash containers marked "Yard Trim". Yard waste must be no longer than 3 feet in length and bundled with twine or rope or be placed inside a yard waste bag or properly labeled trash container. If your yard waste is comingled with trash or in a blue recycling bin, it will NOT be collected by the county.

Bulk Item Pickup:

Potomac Disposal will pick up bulk items at residents' request, free of charge with few exceptions. Residents may call Potomac Disposal at (301) 294-9700 to arrange for a bulk pickup. Items should not be placed out until a pickup has been scheduled.

Montgomery County Recycling will pick up scrap metal items, such as grills, lawn mowers and large household appliances on your regular recycling day. To schedule a pickup, call (240) 777-0311.

2018 ACA Shred Day & E-Waste Recycling:

The 11th Annual ACA Shred Day event will once again be held at the Avenel Swim and Tennis parking lot:

Saturday, May 12th, 9am – 12pm
Avenel Swim and Tennis Parking Lot
10001 Oaklyn Drive

Residents will be able to dump their papers for shredding into shred bins. There is no problem shredding (along with office paper) paper clips, staples, rubber bands, folders, file folders, and labels, but they WILL NOT shred newspapers, film, hanging file folders, plastic, 3-ring binders, cardboard, heavy plastic, boxes, trash, floppy disks, and/or CDs.

We are pleased to again offer electronic waste recycling (e-waste recycling) at this year's Shred Day event. Residents will be able to utilize e-recycling to dispose of A/V equipment, data storage devices for destruction, computers, laptops, printers/scanners, TVs under 40", cell phones, and other electronic waste. Computer monitors WILL NOT be accepted.

We hope that you will find this service convenient to use and a secure way to dispose of confidential materials.

The National Center for Children and Families Clothing Drive:

In doing our part to help the community at-large, ACA staff is participating in a clothing drive on behalf of The National Center for Children and Families. The NCCF, a non-profit organization, strives to support the lives of vulnerable children, youth and families in the National Capital Region, and improve the quality of life which empowers their ability to thrive and demonstrate responsibility.



ACA staff will be setting up a collection area in the A.M. Natelli Center to collect donations from May 1 – May 31. As the date draws nearer, please keep an eye on your email inbox for additional information.

Tiger Woods Tournament:

The Tiger Woods Tournament will once again be held at the TPC Potomac at Avenel Farm from June 25th – July 1st, 2018. Please keep an eye on your inbox for more information from the ACA soon.

*Save
the
date*

2018 Annual Homeowners Meeting:

The 2018 Annual Homeowners Meeting will be held on November 13th at the TPC Potomac at Avenel Farm.

Avenel SWIM AND TENNIS

Welcome, Continental Pools!

The contract to manage and operate the pool for 2018 has been awarded to Continental Pools. Continental Pools manages a variety of large-scale HOAs, including Congressional Country Club, who provided a stellar recommendation. We look forward to a successful 2018 pool season with Continental Pools at the helm.

Opening Day:

The pool opens Memorial Day Weekend on Saturday, May 26, 2018

Pool Hours:

Normal operating hours are 10:00am – 8:00pm daily.

Rentals:

The Community Room and Picnic Area are available for rent by Avenel Swim and Tennis members. You can find the rental applications and rules at www.Avenel.net. Be sure to check the Rental Calendar to ensure your preferred date is available before submitting an application. If you have questions, please feel free to contact the ACA office at (301) 299-5916.

Pool Passes:

A picture ID pool pass is required in order to access the Avenel Swim and Tennis Facilities. If you were a pool member last year, you should already have a picture ID pool pass and three (3) seasonal guest passes for your household. These are permanent passes and should be kept from year to year. If you are a new resident or have not yet applied for a pool pass, please be sure to submit your pool registration form, then bring all family members to the ACA office at 9501 Beman Woods Way to have your pictures taken and obtain your pool passes. The pool registration form is available on the Avenel website at www.Avenel.net.

Members accounts must be current and in good standing to receive and/or activate your passes.

Lost Passes:

Lost or misplaced passes can be replaced for \$15 per replacement pass, payable by check to the "ACA." Stop by the ACA office to have any lost or misplaced passes reprinted.



GO ALLIGATORS – JOIN THE TEAM – SUMMER 2018

The Avenel Alligators would like to invite everyone who has children to join the Avenel Swim Team in Summer 2018. Everyone has his or her own reason for joining the swim team – the camaraderie (for the parents and swimmers), fun, fitness, and healthy competition. This year, we will have 2 coaches who can teach swimmers of all levels, from those who can only put their head underwater to swimmers who want to improve their technique and compete. Our team has coaches who are certified by USA Swimming and are CPR/first aid certified.



The Swim Team competes in the County Club Swim and Dive Association (CCSDA) and swims against Congressional Country Club and other teams in the area. The team practice schedule is as follows:

Pre-team: Monday – Friday, 5:15 – 5:45 pm
10 & Under: Monday – Friday, 5:45 – 6:45 pm
11 & Over: Monday – Friday, 6:45 – 7:45 pm

The first practice begins after Memorial Day and the season ends with a banquet and trophies for our swimmers in the last week of July.

Keep an eye on your inbox for additional registration information soon. The registration forms will also be posted to www.Avenel.net.

Swim Team Sponsorships:

The Avenel Alligators Swim Team is offering sponsorship opportunities to businesses and individuals for the 2018 season to support and enhance our training and instructional programs. In addition to exposure on-site during swim meets and team functions, sponsors will also be recognized during home meets and on heat sheets as well as the team banner. Promotional items such as swim towels and beach bags may also feature your business logo.

If you have any questions or are interested in sponsoring the Avenel Alligators Swim Team, please contact Christine Lee at leechristine4@verizon.net.

THANK YOU to
Nancy and Chris Itteilag
of Washington Fine Properties for
your generous sponsorship and
support of the Avenel Alligators!

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Private Golf Lessons:

Residents who are interested in private golf lessons can sign up for golf instruction and lessons through the TPC. Fran Rhoads, Director of Instruction and Harvey Haddock, Teaching Professional are offering lessons to both members and non-members alike. Both are 'best in state' instructors who have over 60 years of combined teaching/coaching experience as well as high level playing experience. Call the TPC at (301) 469-3700 to book lessons, or reach out to Harvey and Fran by email at HeyHarvey@cox.net and FranRhoads@gmail.com.

Spring Tennis Programs:

Jim Harwood, USPTA Pro, is planning a number of potential tennis programs this spring for both children and adults at the Avenel courts. Visit the Avenel website (www.Avenel.net) for a tentative schedule and additional details. Times are subject to change based on the actual participation and sign-ups.

For questions, to schedule lessons or for more information about potential tennis programs, contact Jim at (770) 337-3610 or wood101s@yahoo.com.

Volunteer Opportunities:

Are you looking for a way to give back to the Community? Consider volunteering on an Avenel standing or ad hoc Committee.

- Homeowners Advisory Committee (HAC) – There is currently a vacancy on the HAC for the villages of Abbey Terrace and Saunders Gate, and an upcoming opening for the village of Pleasant Gate.
- Modifications Committee – There are currently openings for alternate members and an upcoming opening for a regular member.
- Standards Committee – There are currently openings for alternate members.
- Swim and Tennis Advisory Committee – There are currently openings for regular members.
- Ad Hoc Landscape Committee – There are openings available for regular members.
- Ad Hoc Social Committee – There are openings available for regular members.

If you are interested in volunteering to serve on a standing or ad hoc committee or would like more information, please contact the ACA office for more details. All ACA standing committee members serve a three (3) year term.

Contractor Recommendations Book:

Come by the ACA office to review our community supported Contractor Recommendations Book to find a contractor for your next project as recommended by fellow residents. In addition to the contractor's name and contact information, the Contractor Recommendations Book allows residents to read a description of the work, as well as other comments and ratings by the referring resident.

If you have engaged the services of a contractor and would like to recommend them to other residents, please fill out a "Contractor Recommendation Form" so that we can add them to our growing list! The form is available on the Documents page at www.Avenel.net, or contact the Association to request a copy.

Important Parking Reminders:

For daily residential parking purposes within the community, please ask all family members, visitors and contractors to use the driveway and garages whenever possible. In those villages where there is overflow parking available these spaces should be used instead of parking on the street. There will be occasions, such as when company comes to visit, that vehicles park on the street. On such occasions, consider the need for safe passage of emergency vehicles, drivers trying to maneuver around your car, preservation of property and aesthetics, and children and other pedestrians in the community.

When temporary parking on the street is necessary, please be sure that vehicles always park in the same direction as the flow of traffic.

The Association appreciates the observance of the following parking rules:

- Do not park over any portion of the sidewalk, grass or lawn areas, or any portion of the yard other than the driveway.
- Do not park on the cobblestone courtyards. The courtyards are designed only for ingress/egress from the individual garages and driveways. **In addition, to help avoid unsafe conditions we ask that larger vehicles be parked in the garage whenever possible. Parking is tight in the courtyards and it can be very difficult for drivers to maneuver around larger vehicles as they enter and exit their garages and driveways.**
- Commercial vehicles, trailers, campers, and recreational vehicles are not permitted to be parked or stored in the community.
- Vehicles parked within the community should have current and valid registration, be operable, and in good repair. Except for bona fide emergencies, there should be no repair or extraordinary maintenance of automobiles or other vehicles that are parked on the premises.
- Car covers may be allowed on a short-term basis with prior approval from the Association.
- Pleasant Gate Residents and their guests should park vehicles in their two assigned spaces only. Vehicles should not park in designated fire lanes zones, or anywhere in the street or along curbs.
- To help avoid unsafe conditions, we ask that vehicles not park or stand along the roadways on the corners at the entrance or exit sides of the street when dropping off or picking up your children from the school bus.

We greatly appreciate your cooperation in adhering to these important parking rules which benefit all of our residents by helping to maintain the community's aesthetics, safety and residential atmosphere.



Avenel State of the Market - 2017

By Wendy Banner, Realtor, Long & Foster Real Estate, Inc.

Those of us who follow the real estate trends across the country and in our Washington DC area know that ultimately real estate is hyperlocal - meaning markets are oriented around well defined communities. For the past 30 years Avenel has thrived as a destination community with the draw of bucolic scenery, well designed homes and manicured grounds surrounding the Avenel TPC golf club. The recent inclusion of the Swim and Tennis Club into the association has become a social meeting place for residents and has been a popular amenity for incoming Purchasers.

Although the past year has been challenging in the real estate market, Avenel has actually fared better than neighboring communities like Potomac Falls and Marwood. In 2017, we had a total of 28 homes sell and settle in Avenel (27 according to MRIS stats plus one off market sale) compared to 48 sales in 2016. That's 58% fewer homes sold than last year and 57% fewer than 2015, a pretty dramatic decrease.

| AVENEL - POTOMAC 20854 | 2017 | 2016 | %Change |
|---|--------------|--------------|----------------|
| Sold Dollar Volume | \$30,637,390 | \$43,126,800 | -28.96% |
| Average Sold Price | \$1,458,923 | \$1,306,873 | 11.63% |
| Median Sold Price | \$1,280,000 | \$1,182,500 | 8.25% |
| Units Sold | 21 | 33 | -36.36% |
| Avg Days on Market | 82 | 152 | -46.05% |
| Avg List Price for Solds | \$1,524,405 | \$1,367,088 | 11.51% |
| Avg Sale Price to Orig List Price Ratio | 93.9% | 92.6% | 1.34% |
| Attached Avg Sold Price | \$986,667 | \$1,056,596 | -6.62% |
| Detached Avg Sold Price | \$1,537,633 | \$1,449,888 | 6.05% |
| Attached Units Sold | 3 | 12 | -75.00% |
| Detached Units Sold | 18 | 21 | -14.29% |
| AVENEL - BETHESDA 20817 | 2017 | 2016 | %Change |
| Sold Dollar Volume | \$8,655,000 | \$24,265,500 | -64.33% |
| Average Sold Price | \$1,442,500 | \$1,617,700 | -10.83% |
| Median Sold Price | \$1,242,500 | \$1,525,000 | -18.52% |
| Units Sold | 6 | 15 | -60.00% |
| Average Days on Mkt | 174 | 126 | 38.10% |
| Avg List Price for Solds | \$1,481,500 | \$1,674,133 | -11.51% |
| Avg Sale Price to Orig List Price Ratio | 93.2% | 94.1% | -0.91% |
| Attached Avg Sold Price | \$0 | \$0 | --- |
| Detached Avg Sold Price | \$1,442,500 | \$1,617,700 | -10.83% |
| Attached Units Sold | 0 | 0 | --- |
| Detached Units Sold | 6 | 15 | -60% |

Source: MRIS

Looking at these statistics one may ask...What's happening? Is the slowdown in sales an aberration or a new normal?

The numbers don't lie but the reasons fewer homes have sold is open to interpretation. Some owners may have opted to stay put as prices closer in have risen, making the value proposition of moving less attractive. Others may be waiting for the market to improve.

The variation of the total number of sales skews other data. For example, the statistics show prices on the Bethesda side of Avenel dropped 10.83% last year but there were 60% fewer sales – just 6 homes sold. The 2017 sales aren't as meaningful in establishing an "Average Sold Price".

On the Potomac side of Avenel, the number of detached homes sold was similar - 21 sales in 2016 compared to 19 in 2017. The dramatic decrease was in the number of townhomes sold – just three in 2017 versus 12 in 2016. This pattern was repeated in nearby River Falls where only 3 townhomes sold last year compared to 7 in 2016.

Prices for detached, single-family homes on the Potomac side actually show an increase in the average sold price sold in 2017. This is likely due to the upper bracket, \$2+ million market. Although the number of \$2+ million homes sold was 6 in 2017 compared to 7 and 2016, the highest price paid for a home in Avenel in 2016 was \$2,356,550 compared to a high sale in 2017 of \$3 million. There were FIVE sales at or over \$2.3m in 2017 - these sales helped to boost the overall average price by more than 6% in 2017.

A note about the days on market in the stats – you'll need to preface the numbers with the words "at least". If a property for sale has been out of the multiple listing database for more than 90 days, it resets the Days on Market back to zero. Some sellers and agents use this as a tool to freshen their listings - many homes spent a cumulatively longer period of time on the market than the data reveals.

In Pleasant Gate, there were three sales in 2016 and three sales in 2017 with average prices about \$495k.

So what will 2018 bring? As of March 1st, activity is continuing on the pace of 2017. The spring selling season is arriving and we expect activity to increase as many sellers have adjusted expectations to current market realities. In order for sellers to maximize the opportunity for a successful sale and to minimize time on the market, improvements to kitchens and bathrooms are almost always appreciated by Buyers. Fresh paint, "honey-do" maintenance and decluttering can go a long way toward staging your home for maximum appeal and salability.

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Pet Management:

Picking up after your pooch isn't the most glamorous job, but it has to be done. The Association would like to thank those pet owners who routinely clean up after their pets as they walk through our beautiful Community. Cleaning up after your pets keeps the community clean and healthy for the enjoyment of all our residents.

It is up to every pet owner to be a responsible pet owner and do their part to keep our community clean and waste free. Please follow the tips and guidelines below, and make sure to inform all individuals in your household, including dog walkers, nannies, and anyone else who walks the dogs to do the same.

- Always carry a pet waste disposal bag with you— or two!
- Utilize one of the 25 pet waste stations located throughout the Community to properly dispose of your pet waste.
- Share the word of the importance of proper pet waste disposal with your friends and neighbors.
- Speak out if you see someone that is not picking up after their pet.

The ACA has adopted pet rules and procedures in which residents have the right to file an official pet complaint with the Association by completing a Pet Complaint form. Please contact the ACA office for further information. Residents may also report violations to the Montgomery County Animal Services Division by calling (240) 773-5900.

Barking Dogs:

While it is only natural for dogs to bark, excessive barking can be annoying, both to pet owners and to neighbors. Excessive dog barking is a violation of both Avenel Pet Rules and the Montgomery County's Animal Control laws, which state in part that "no animal may be permitted to cause a disturbance by excessive barking or other noise-making."

If you are being disturbed by a barking dog, we encourage you to speak to the owner first and make them aware of the problem. Sometimes the dog's owner isn't even aware the dog is barking when they are not home, and they can immediately do something to try to solve the issue. However, if talking to the pet owner has not helped, and the pet continues to be a problem, residents may report the violation to the Montgomery County Animal Services Division and/or the ACA office.



Avenel Trivia

The roots of the Avenel Property, once the Rapley Farm, are about as deep as an old oak's.

Mr. Rapley, a Washington Publisher, began purchasing adjoining parcels of land in the 1940s to accumulate just shy of 1,000 acres of land to create the Rapley Farm. Foreign purchasers were buying up land in Potomac and in 1969 the Rapley family sold the majority of the farm, one of the last remaining farms in the area, to a European investment company, maintaining only his farmhouse and the surrounding 47 acres.

The Avenel Farm was later purchased in 1979 by Potomac Investment Associates (PIA). The developer, the late Mr. Anthony M Natelli, worked with the county to develop the land from 1979 to 1981. The Avenel Farm Development Plan Master Agreement was created in 1984. The Avenel Community Association was formed by the Articles of Incorporation in October 1985, the Declaration of Covenants, Conditions and Restrictions for the Association was created in April 1986, and Avenel's development finally began following extensive negotiations, and overcoming a host of zoning and permitting issues. In 1996, the Developer went on to earn the prestigious Urban Land Institute Award of Excellence honoring Avenel as the finest planned community in the nation.



State of the Market continued from previous page

There are positive signs ahead and I am cautiously optimistic of a stronger year of sales. Price increases in many closer-in Bethesda locations have created a value gap and we are already seeing many young families looking just a little further out to our community. With the corporate headquarter expansion of Marriott to downtown Bethesda and the possible addition of Amazon to our area, additional housing opportunities will likely be created. The more favorable business environment in Montgomery County to bolster employment will bode well for housing and we are looking forward to a successful 2018 and beyond.

Disclaimer: The article contained herein is offered by Wendy Banner as a courtesy to the Avenel Community Association and the members of the community. The article represents the personal or business opinion of the writer and does not represent any opinion offered by the Association. Publication by the Association in this newsletter shall in no way be considered an opinion by the Avenel Community Association, its board of directors or its management.

Modifications Committee Continues to Serve the Community

By John Murphy, Vice Chairperson

As you may expect, in an extremely popular development like Avenel that has existed since the 1980s, homeowners want to do what is necessary to maintain or enhance their properties' values. Since Avenel contains 900 luxury homes, it's no wonder that the number of these projects is always significant. As a result, it is a key responsibility and a personal commitment for the members of the Modifications Committee to work closely with homeowners to help them successfully meet their goals.

The Modifications Committee is a group of volunteer homeowners from various Avenel Villages that advises the Board of Directors on issues related to architectural control and the modification approval process. More importantly, this Committee reviews Modification Applications submitted by homeowners for any changes to the external appearance of their home or their landscaping. Meeting once a month, the Committee reviews the requests submitted, often visiting homes to gain a first-hand impression of the changes being requested. The requests are reviewed for conformance with the Association's Governing Documents and Architectural Guidelines. While most are approved, a few are declined but often resubmitted with changes that often result in approval.

In 2017 the Modifications Committee reviewed 210 of these Applications. They ranged from simple landscape changes and painting to more comprehensive changes, such as: roof replacements selected from the list of approved products, more complex projects like window replacement, home additions, or full new home replacements on existing lots. There are many other examples too numerous to list.

Here are a few tips to help you prepare as you consider making changes to your property or outside your home:

- Familiarize yourself with all of the Association's Governing Documents, including the Architectural Guidelines and Community Maintenance Standards contained in the Homeowner's Manual provided when you purchased your home and the updates that are periodically sent to homeowners. KNOW what requires approval and make sure you allow time in your plan for Modifications Committee approval before you start a project.
- Using the Application Form available on the Avenel website (www.Avenel.net), develop your plan in writing, always considering any impact on your neighbors.
 - o The Application typically requires a plat of your property to accompany the request.
 - o Drawings of the proposed project are always helpful, either prepared by the homeowner or by landscape and building architects.
 - o While Committee members sometimes visit properties to gain a full perspective, pictures submitted by homeowners can be very helpful.
- If you have any questions about your submission, call Karen Tam at the Association office (301-299-5916). Karen is extremely knowledgeable and has been managing the application process for many years.
- Be sure to submit your completed application and all required plans and specifications to the ACA by the first Monday of each month. Committee meetings are held on the second Monday of each month.
- And, finally, if your project is complex and you are unsure about how it fits within the Guidelines, committee meetings are open to homeowners and "concepts" can be brought to the meeting for discussion before the actual Modification Application is submitted.

Spring is Here!

- Make sure the exterior of your home is kept in good clean condition. Regularly inspect the exterior surfaces of your home including the roof, walls and mailboxes. Is there an accumulation of mildew, rust or other staining to the exterior brick, concrete or stucco that requires cleaning? There are numerous companies in the area that specialize in exterior cleaning of homes and these companies are the best source for professional advice on the matter.
- Inspect your shutters, doors, trim and deck; do they need a fresh coat of stain or paint?
- Check your gutters for leaves, pine needles and other debris which may be clogging your drain system and not allow for proper water drainage from the roofline. Make sure your gutters and downspouts are properly secured.
- Bury gutter downspout extensions; always be mindful not to create a negative impact on neighboring properties.
- If trees are overgrown have them pruned back and trimmed away if hanging over into neighbor yards or properties; remove overgrown, dead, dying or trees in decline

and have them replaced with new like kind trees – (or apply not to replace).



**Let's work together to keep
Avenel looking its best!**

From the desk of Tom Ritter

Site Operations Manager

Natural Remedies for Reducing Outdoor Insect Pests:

Summer is the time for barbeque parties and many other outdoor activities, but those annoying bugs can ruin outdoor fun. Many people spray themselves and their lawns with chemical repellants to get rid of these pests, but there are natural alternatives that are environmentally friendly to your property. Here are a few suggestions to help you mitigate this problem.



- Plants such as garlic, radishes, marigolds, nasturtium, oregano, sage, rosemary, cilantro, and mint are easy to grow and are natural bug repellents - and many of these plants taste good, too.
- Eliminate stagnant and standing water in your yard which provides breeding grounds for mosquitoes. Emptying kiddie pools and fountains and refilling them with fresh water, cleaning leaves and other rain blocking debris from gutters, and filling in low spots in your lawn with soil are just some of the ways to reduce the mosquito populations.
- Set up a few birdhouses around the areas where you congregate outside and watch the birds hone their bug hunting skills as you enjoy a warm evening outside.
- Bug repellent candles come in many different scents including citronella, lavender and mint.
- The number one non-chemical repellent, in my opinion, and based on my personal experience, is simply a fan or two. They work exceptionally well, especially against mosquitoes and gnats, which seem to be the two most abundant insect pests in the community. Both of these pests detest moving air and will move on to find another area with calmer wind conditions.

Is it Time to Evaluate Your Aging Landscape?

Many of the landscape plantings in the community are approaching 30 years in age. Just like your furniture, appliances, flooring and cars, your landscape, or portions of it, will periodically need to be replaced. Landscapes are almost always appealing when they're young, but as they age, plants often begin competing against each other for sunlight, water and soil nutrients, which can contribute to their decline. They may also eventually begin to have negative impacts on your home, as well as other structures and features on your property.

If you see plants that are not thriving but are still in relatively good condition, it may be possible to remove competing plants so that the desirable ones have the room they need. In other cases, the level of decline may be such that the plants should be replaced. If any of these conditions are evident on your property, it is recommended that you contact either McFall and Berry or another reputable landscape contractor for a professional evaluation and recommendations.

McFall and Berry - Party Clean-up:

McFall and Berry Landscaping offers two party clean-ups a year free of charge. Additional party clean-ups are at the discretion of the Landscape Contractor at a nominal charge. Minimum notice of ten (10) days is required. For a summary of services that are included in a Party Clean-up, please refer to the Avenel website at www.Avenel.net.

What's Bugging You?

From the desk of McFall & Berry Landscape Management

In keeping with McFall and Berry's green and eco-sensitive practices, we would like to inform the Avenel community that we will be releasing praying mantis & lady bugs throughout the Avenel community once again this spring at no cost to the community. These beneficial insects will naturally help to control aphids, white flies, beetles, mosquitos, mites, and other insects.



This process will help to reduce or eliminate the use for additional pesticides in many situations used to control these pests. Ladybugs feed on aphids and other soft bodied insects that feed on plants. One ladybug can eat as many as 50 aphids a day.

This release of beneficial insects will integrate well into our current IPM practices and help us to continue to apply less chemical while maintaining a healthy, environmentally friendly ecosystem. Remember McFall and Berry's goal is to actively build and maintain a healthy and thriving landscape in the Avenel community.

From the desk of Ed Caldwell

Surveillance Supervisor

Are you going out of town?

Consider notifying the Association if your home will be temporarily vacant. Usually this is when residents are away on vacation but can be for any type of absence. When residents notify the Association of a temporary absence, surveillance will use their best efforts to pay particular attention to the residence and will honor reasonable special requests such as picking up and discarding newspapers that may accumulate. Also, in the event of an emergency surveillance will make an effort to make timely notifications.

Residents can make a temporary absence notification by contacting the ACA office at (301) 299-5916 between the hours of 9am and 5pm, Monday through Friday or Surveillance at (301) 299-1518 after hours, weekends and holidays.

When calling to make a temporary absence notification, please providing the following information:

- Your name and address;
- The date you are leaving and the date you are returning;
- Emergency contact information (yourself, family, friend, neighbor, etc.). The Association cannot be listed as residents point of contact for alarm systems;
- Information regarding any visitors expected during your absence;
- Any special requests such as newspaper pickup; and
- Any other information you believe would be useful for surveillance staff to be aware of.



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Airplane Noise Update

By Janelle Wright

Ms. Wright is an Avenel resident and has volunteered to represent Avenel on the Montgomery County Quiet Skies Coalition, a group of communities that have joined together in opposition of newly implemented flight path changes.

The Avenel Board continues to stay abreast of developments and support the efforts of the Montgomery County Quiet Skies Coalition (MCQSC).

It is important to continue filing complaints with the airport authority even during these colder months when we experience higher altitude departures a greater percentage of the time. Here's the link to complain: <https://viewpoint.bksv.com/dca3>. The airport authority (MWA) has also released an app to file complaints via smart phones. Search for "Bruel & Kjaer viewpoint" in the app



store. Please encourage your Avenel neighbors to complain as well!

Please consider emailing Maryland State Attorney General Frosh to urge him to file suit against the FAA and to thank him for defending the personal and property rights of Marylanders: oag@oag.state.md.us.

The MCQSC is about to embark on an outreach effort to Montgomery County Council members and other candidates for County office. The ACA will share information about this effort soon. In the meanwhile, please consider emailing or writing letters to County Council members or candidates for County office describing the effects the noise and air pollution are having on you personally.

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Avenel References | MHIC # 91637



Welcome to Avenel

The Avenel Community Association would like to welcome the following new residents who recently joined our Community.

ABBEY TERRACE:

- The Rau Family
- The Shi & Song Family

OAKLYN WOODS:

- The Fu Family

PLAYER'S CROSSING:

- The Gonzalez- Hermosillo Family
- The Jumblatt Family

PLAYER'S GATE:

- The Toro Family

PLEASANT GATE:

- The Clark Family

PRESCOTT:

- The Barrenechea Family
- The Chewning Family
- The Hayes Family
- The Martin Family

RAPLEY PRESERVE:

- The Landin Family
- The Warner Family

THE GATES:

- The McGraw Family
- The Shah & Seyrati Family

Views from Avenel

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Upcoming Meetings* / ACA Events:

- ✧ **The Modifications Committee** – The Modifications Committee meets on the 2nd Monday of every month at 6:00pm in the A.M. Natelli Center. Submissions to the Modifications Committee are due by the 1st Monday of every month.
- ✧ **The Standards Committee** – The Standards Committee generally meets on the 1st Tuesday of every month on an as needed basis at 6:00pm in the A.M. Natelli Center.
- ✧ **The Homeowners Advisory Committee** – The HAC generally meets once per quarter at 6:30pm in the A.M. Natelli Center. The remaining meeting dates for 2018 are scheduled as follows: May 16th, August 29th and November 7th.
- ✧ **The Board of Directors** – The Board of Directors generally meets on the 3rd or 4th Tuesday, every other month, at 8:30am in the A.M. Natelli Center. The next Board meeting is scheduled for Tuesday, May 22nd.
- ✧ **Shred Day & E-Waste Recycling** – Saturday, May 12th from 9:00am – 12:00pm at the Avenel Swim and Tennis parking lot.
- ✧ **Pool Opening** – Saturday, May 26th at 10:00am.
- ✧ **Tiger Woods Golf Tournament** – June 25th – July 1st @ TPC Potomac at Avenel Farm.
- ✧ **2018 Annual Meeting** – Tuesday, November 13th at 7:00pm.

**Please note that meeting dates and times are subject to change. Be sure to check www.Avenel.net, or the ACA Bulletin Board, for current meeting dates/times, updates & important Community alerts, or call the ACA offices at your convenience.*