

# Views from Avenel

Summer 2017

## 2017 Notice of Annual Meeting & Call for Nominations

The Annual Meeting of the Avenel Community Association will be held on Tuesday evening, November 14, 2017 at 7:00 p.m. in the main ballroom of the TPC Potomac at Avenel Farm.

An important item on the agenda will be the election to fill three (3) positions on the Avenel Community Association Board of Directors. Each elected Board member will serve a two (2) year term. Should you wish to place your name on the ballot, please submit a brief, personal statement of preferably one (1) page or less, giving your reasons for wanting to run for Board election and the qualities and experience that you feel you would bring to the Board. Please return this document to the ACA Office, 9501 Beman Woods Way, Potomac, Maryland 20854 by **5:00 p.m., September 29, 2017**. For your convenience, you may also send it via fax to (301) 299-7169, or email to [lwilson@avenel.net](mailto:lwilson@avenel.net).

The ACA will then develop the proxy and ballot which together with the personal statements will be mailed to the membership in time for voting by proxy if you are unable to attend the Annual Meeting. Voting will be in accordance with Article V, Section 2 of the Bylaws.

If you would like information regarding the time commitment and responsibilities inherent with serving on the Board of Directors, please feel free to contact Lucy Wilson at (301) 299-5916, or [lwilson@avenel.net](mailto:lwilson@avenel.net).

## Welcome to Avenel

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

### CHARTWELL:

- The Liu Family

### EAGLE RIDGE:

- The Roscetti Family
- The Wang Family

### PLAYER'S CROSSING:

- The January Family
- The Kang & Li Family

### PLAYER'S TURNING:

- The Kaiser Family
- The Owens Family

### PLEASANT GATE:

- The Moritt Family
- The Wu Family

### PRESCOTT:

- The Nair Family
- The Persh Family

### RAPLEY PRESERVE:

- The Banks Family
- The Ma Family
- The Mills Family

### THE GATES:

- The Stanton Family

### WILLOW GATE:

- The McGovern Family
- The Zhang Family

## Financial Status (unaudited) As of July 31, 2017

### ASSETS

Cash and Investments	\$ 4,530,361
Accounts Receivables	\$ 51,347
Current Assets	\$ 20,932
Fixed Assets	\$ 1,223,745
<b>TOTAL ASSETS</b>	<b>\$ 5,826,385</b>

### LIABILITIES

Current Liabilities	\$ 420,102
Long Term Liabilities	\$ 705,182
<b>TOTAL LIABILITIES</b>	<b>\$ 1,125,284</b>

**MEMBERS EQUITY** \$ 4,701,101

Avenel Community Association, Inc.  
9501 Beman Woods Way  
Potomac, MD 20854  
Tel: (301) 299-5916 • Fax: (301) 299-7169  
[www.Avenel.net](http://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 .....Peggy Tsirigotis  
(301) 365-3809 8908 Abbey Terrace  
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 ..... Evelyn 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 Lane

## 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  
ktam@avenel.net  
Office Manager ..... Jenna Hnath  
jhnath@avenel.net  
Administration ..... Michelle Fasci  
mfasci@avenel.net  
General Inquiries ..... customerservice@avenel.net  
McFall & Berry Landscaping ..... Lisa Gabriel  
mcfallandberry@avenel.net  
ACA Surveillance Supervisor ..... Ed Caldwell  
(301) 299-1518 surveillance@avenel.net  
Avenel Pool .....(301) 469-7070  
Financial Management (CMI) ..... Tony Martella  
(301) 924-7355 .....tmartella@comsource.com

# News&Notes

## Montgomery County Pesticide Bill- 52-14 Overturned

The Montgomery County Circuit Court overturned the pesticide 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 stated in its press release that it will review its legal options, including appealing the Circuit Court decision.

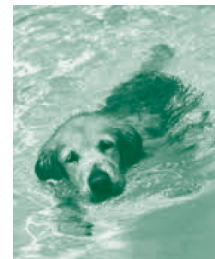
## The Pool is Going to the Dog's

The Avenel Pool will end the season with a Doggie Swim Day on Monday, September 4, 2017 from 5:00 – 6:00pm. This annual event provides our four-legged, furry friends with an opportunity to partake in the pool and enjoy a swim before the pool closes for the season.

To maintain order and to ensure a safe and fun event, dog owners are asked to follow these rules:

1. All dogs must be accompanied by an adult at all times.
2. Dog handlers cannot swim or enter the pool with their dogs.
3. Dog handlers must clean up after their dogs.
4. Dogs must remain unleashed while in the pool.
5. Owners should use good judgment regarding their dogs' swimming abilities.

ACA assumes no responsibility or liability for the safety of all guests and dogs. Unruly or aggressive dogs will not be permitted. ACA reserves the right to deny admission for any reason. Participation is at the owners' sole liability and their full risk.



## Walking Your Dog? Don't Step out Without a Disposal Bag, or Two!



Avenel rules and Montgomery County Ordinance require that no pet shall be permitted to damage, soil, defile or defecate on private property other than the pet owner's property.

The Association continues to receive complaints from residents about pet owners who fail to clean up after their pets and/or allow their pets to relieve themselves on private property. Aside from this being generally unpleasant and against both County and Avenel rules, it is unhealthy for both people and pets to come into regular contact with dog waste. Please be sure to always carry a bag and subscribe to the "carry a bag" good neighbor policy. Make sure to inform all individuals - children, domestic help, dog walkers, etc. - in your household to do the same, and place the pet waste bag in one of the many dog waste stations located throughout Avenel, or take the bag home and dispose of it properly.

The ACA 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. Visit the Avenel website to download the form, or request a copy from the ACA office. Residents can also report violations to the Montgomery County Animal Services Division by calling (240) 773-5900.

Thank you in advance for being a responsible pet owner and doing your part to help keep Avenel clean, healthy, and beautiful.

## Safety Tips for Nighttime Dog Walking

Nighttime walks with your dog are fun - and necessary - but they can also be hazardous. It is important that both you and your pet stand out to drivers and other pedestrians.

Residents are encouraged to follow a few basic safety tips to keep you - and your dog - safe during nighttime walks.

1. Use sidewalks when available.
2. Choose paths that are well lit.
3. Wear reflective clothing. A reflective collar and/or leash will make it easier to be seen by drivers and pedestrians.
4. Bring a flashlight.

## Fall Tennis Programs

Jim Harwood, USPTA Pro, is planning a number of potential fall tennis programs for both kids and adults at the Avenel Swim and Tennis courts. If you are interested in learning more about tennis programs or lessons, contact Jim directly at (770) 337-3610, or via email at wood101s@yahoo.com.

## Volunteers Needed

Are you interested in serving on an Avenel Committee? The Modifications Committee and Standards Committee are seeking volunteers. Opportunities to volunteer are also available on the Homeowners Advisory Committee, Swim and Tennis Advisory Committee, Ad Hoc Social Committee and Ad Hoc Landscape Committee.

### Modifications Committee

If you would like to meet other Avenel homeowners and help them in the process of making improvements to their homes, while viewing beautiful architecture and helping to preserve property values and Avenel's design concepts then this is the Committee for you!

The key requirements include attending evening meetings held on the second Monday of each month, taking time to review the applications and visit the site prior to the meetings and being committed to assuring that improvements are made consistent with the Association guidelines.

Volunteers with a background or knowledge of construction, architecture, engineering, design, landscaping or real estate are particularly needed.

### Standards Committee

The Standards Committee serves the important role of ensuring due process in covenants compliance cases, conducting hearings with homeowners and making determinations. The Committee meets monthly on the first Tuesday of the month on an as needed basis, with an average of six meetings per year. Fortunately, the vast majority of all covenant violations are resolved before the Standards Committee becomes involved. If you have a little extra time and have an appreciation of the high Standards that Avenel strives to uphold, then you may enjoy participating on this Committee.

The Modifications Committee and Standards Committee are comprised of residents who volunteer their time and take their responsibility seriously to aid in maintaining the architectural standards that ultimately preserve Avenel's aesthetic integrity for the benefit of all homeowners.

### Homeowners Advisory Committee (HAC)

The Homeowners Advisory Committee is an advisory committee to the Board of Directors, with one representative serving from each village in Avenel. The Committee members act as representatives for their respective villages, and provide input on village related topics. The Committee meets quarterly with ACA Management at evening meetings at the ACA office and is kept current on community related matters. Currently, there is a vacancy for the village of Saunders Gate, and upcoming openings for the villages of Eagle Ridge, Rapley Preserve and The Gates.

### Swim and Tennis Advisory Committee

The purpose of the Swim and Tennis Advisory Committee is to advise ACA Management and the Board of Directors on swim and tennis related policies, programs and activities, and perform various functions to improve the Avenel Swim and Tennis Facilities (ASTF). Members of the Committee serve as coordinator and organizer to the Swim Team and liaison to any tennis programs that may be established at the Avenel courts. The Committee also works with the Social Committee to plan community events at the ASTF. The Committee meets on an as-needed basis, with an average of four meetings per year. If you have an interest in swim or tennis related activities, you may enjoy participating on this Committee.

### Ad Hoc Social Committee

The Social Committee is always looking for new volunteers to help support and plan great community events. Reach out to the ACA office if you would like to volunteer for a specific event, or on a more regular basis.

### Ad Hoc Landscape Committee

The Landscape Committee is instrumental in the selection of spring and fall flowers for various common areas and may also make certain recommendations relating to common areas. The Committee generally meets two to three times each year.

If you are interested in volunteering for openings on any of the above Committees, or would like more information please contact the ACA offices at your convenience at (301) 299-5916 or by email at customerservice@avenel.net.

Thank you for considering volunteering to serve your Community. We greatly appreciate your help!



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# From the desk of Tom Ritter

Site Operations Manager

## Landscape Service Reminders

We thought it would be useful to address some of the more commonly raised questions and/or concerns with advice on how to resolve those concerns and at the same time assist residents with understanding the services provided under the terms of the Landscape Contract with a Q&A type format:

**Q: When is lawn seeding done?**

**A:** A fall seeding is an included service, which is recommended as the ideal time of year to seed lawns by turf professionals in this region of the country. It is important to note that immediately after your lawn is seeded, the surface of the lawn must be kept moist, not saturated, for a period of 1 week for successful germination to occur. This is achieved by scheduling multiple irrigation cycles per day, but with each cycle set to relatively short run times. After germination is complete, then irrigation should be scheduled to run every 2-3 days, depending on the weather conditions. Generally speaking, at least half of all lawns receive soil aeration and seeding in the fall. The fall seeding period begins in the middle of August and concludes at the end of October. Seeding in the spring is available for an additional charge for those who feel their lawn would benefit from an additional seeding.

**Q: How many leaf removals are included in the contract and when do they occur?**

**A:** Four leaf removals are included in the landscape contract and will be sufficient for most homes in the community. Leaf removals are scheduled from November 1 through January 31. With approximately 900 homes in the community, and a variety of tree types, there is a large range in the quantity of leaves and the requirements for frequency and timing of removals. Different species of trees drop their leaves at different times of the year. This type of diversity in the landscape, as well as weather related conditions, make it challenging to maintain the aesthetic quality we strive for during and immediately following the leaf drop, however, efforts are always made to remove leaves in a timely manner.

**Q: My yard has weak or no turf and it doesn't seem to grow.**

**A:** Sunshine is one of the most important aspects in achieving a healthy lawn. Many yards within the community are in heavy shade, which makes it difficult and sometimes impossible to grow and sustain grass. Even shade tolerant seed varieties require at least 4 hours of direct sunlight each day, and the varieties which are not shade tolerant require at least 6 or 7 hours per day. Selective pruning of trees can help somewhat. There are several shade tolerant groundcover species available which are evergreen and effective in stabilizing bare areas in shady lawns. Call the ACA office and ask to speak with the McFall & Berry Customer Service Representative to request an appointment for consultation to discuss weak turf conditions and options to consider.

**Q: It seems that the pruning services are not frequent enough or run behind schedule.**

**A:** There are 4 annual pruning cycles and they normally run from May 1 to October 31. To ensure that you are aware of when the crews will be pruning in your village, please sign up to receive our community emails, which include a weekly landscape schedule. Weather conditions, as in any other landscape service, play a factor in the schedule. Different plant materials receive pruning at different times of the year. The mature landscape in Avenel does present challenges as it relates to pruning, with some plant material having outgrown its space.

**Q: I have a special method in which I prefer my landscape to be pruned. How do I best handle this type of request?**

**A:** Please contact the McFall & Berry Customer Service Representative prior to April 15th each year to convey your request.

**Q: What is the mowing and weeding schedule?**

**A:** For the months of April through June, lawns are scheduled to be mowed and clippings collected every 7 days. After June, the growth rate of the grass slows enough that frequency of mowing increases up to between 8-10 days and the clippings are not required to be collected. Mowing generally continues until early to mid November. Weeding is generally scheduled either in conjunction with the mowing or shortly afterwards. Weather conditions will impact the mowing and weeding frequency from time to time.

**Q: How are diseases and insects in the landscape monitored and controlled?**

**A:** An IPM (Integrated Pest Management) program is in place which consists of monitoring and scouting for pests and is conducted every 4 weeks throughout the growing season. The landscape managers also receive weekly updates from the Extension Service which highlight which pests are prevalent in the landscape at any given time. As you might suspect, pests may move in and cause damage to landscape material in between monitoring visits. Residents are encouraged to periodically look for and report any pest damage noticed to the McFall & Berry Customer Service Representative, and they will arrange to have a treatment made to control the pest within a short period of time after receiving the information. Rose, herb garden and aquatic plant maintenance is not included under the terms of the contract.

**Q: What is fertilized and when?**

**A:** The lawns are fertilized twice in the spring and twice in the fall and shrubs are fertilized one time in the spring. Deep root fertilization of trees is not included, but can be performed for an additional charge.

**Q: What can I expect with regard to mulch in my beds?**

**A:** One mulch application at each property will be scheduled between late February and mid May. Periodic touch up mulch applications will be made upon request or as conditions dictate in order to maintain the mulch layer at a two inch (2") depth.

**Q: What is the plan of attack to clear the streets during and following winter weather events?**

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**A:** We follow the same plan as virtually all local and state government snow removal personnel do. We begin by making the main roads, and then the smaller arterial streets passable. Passable is defined as the street being cleared wide enough for two vehicles to pass each other while travelling in opposite directions. As the precipitation is

ending, clearing of driveway aprons and pushing snow back to the curbs begins. Of course, sand and ice melting products are applied as needed before, during and/or after the storm, depending on weather conditions at the time. The Association also communicates with Montgomery County during snow/ice events in order to most effectively combine efforts.

## 2017 Landscape Survey Results

The Association would like to thank those residents who took the time to complete the 2016/17 Landscape Survey! The Annual Landscape Survey is sent to residents each year to gauge residents' satisfaction with the landscaping services rendered by McFall & Berry for their individual lot. We truly value the feedback you provide, both positive and otherwise.

The number of households that completed the survey (or parts of it) this year increased to 181 out of approximately 900 households, for a return rate of 20.11%.

Management is currently evaluating the responses and will carefully review the results and use the feedback from the survey to identify issues and focus on improving the services provided. We encourage those who did not complete the survey this year to participate next year!

## 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 5,000 praying mantis & 10,000 lady bugs in your landscapes in the spring of 2018 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. One ladybug can eat as many as 50 aphids a day. The praying mantis will eat leaf-eating pests like beetles and grasshoppers.

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.

## Update — FAA Flight Path Changes

By Janelle Wright

The Montgomery County Quiet Skies Coalition (MCQSC) has been working hard to solicit help in reversing newly implemented flight paths over Avenel. Recently, MCQSC has:

- met with both our Congressional delegation and Senate leadership on the Committee for Commerce, Science and Transportation to propose legislative amendments to FAA Reauthorization;
- met with staff for Governor Hogan;
- provided information to the Dentons law firm, recently retained by Montgomery County; and
- worked with our representatives on the DCA Community Noise Working Group.

### How can you help:

MCQSC needs the support of Avenel residents in three ways:

**Email elected officials.** To date our representatives have received hundreds of emails. MCQSC needs our elected officials to receive thousands of emails. Show how important this issue is by sending an email describing how the noise impacts you personally and stating your

support for MCQSC's proposed amendments to:

- Senator Van Hollen (c/o Brent Girard) - [brent\\_girard@vanhollen.senate.gov](mailto:brent_girard@vanhollen.senate.gov)
- Senator Cardin (c/o Ann Jacobs) - [ann\\_jacobs@cardin.senate.gov](mailto:ann_jacobs@cardin.senate.gov)
- Representative Raskin (c/o Nina Weisbroth) - [nina.weisbroth@mail.house.gov](mailto:nina.weisbroth@mail.house.gov)
- Representative Delaney (c/o Kevin Mack) - [kevin.mack@mail.house.gov](mailto:kevin.mack@mail.house.gov)
- Governor Hogan - [governor.mail@maryland.gov](mailto:governor.mail@maryland.gov)
- County Executive Ike Leggett - [ocemail@montgomerycountymd.gov](mailto:ocemail@montgomerycountymd.gov)
- County Council President Roger Berliner - [councilmember.berliner@montgomerycountymd.gov](mailto:councilmember.berliner@montgomerycountymd.gov)

**Lodge Complaints** on the airport authority's (MWAA) website. As the FAA considers flight path adjustments, this is critical to demonstrate negative impacts on our community: <https://viewpoint.bksv.com/dca3>

**Volunteer:** The MCQSC needs residents help to effectively continue its efforts to reverse the negative impact of the flight path changes. Contact Janelle at [janellewright1@hotmail.com](mailto:janellewright1@hotmail.com) and find out how you can help.

## Parking on Avenel Streets

The ACA office often receives complaints from residents about neighbors parking their vehicles on the street in front of or near their homes on a regular basis. The callers are primarily concerned with the aesthetics that vehicles parked along the roadway create, the inability to safely maneuver around or pass parked cars and the inability to easily enter or exit their driveways.

With this in mind, we would like to remind all our residents to be considerate of your neighbors and the aesthetics and safety of the community and whenever possible please park your vehicles and your regular visitor's vehicles in the garage or driveway.

Residents in the village of Pleasant Gate should refrain from parking in any parking spot not specifically assigned to their home. Additionally, guests should also be reminded to only park in the resident's parking spot, or alternatively park in the designated overflow parking area at Avenel Park.

Your continued cooperation in this matter is greatly appreciated.

## School Bus Safety



The ACA would like to remind the Community that as the school year gets underway, to please be mindful of children waiting for school buses throughout the Community. Please make sure to always stop as directed when a school bus is loading/offloading children, slow down when a school bus is present, and be mindful of

any children walking in the area. Further, it would also be helpful for any parent whose children are bussed to remind them to keep back safely on the sidewalk, to stay off the roadways, and to remain orderly when waiting for the bus.

Parents who drive their children to the bus stop for drop off and pick up are asked to park safely along the roadways, and not block intersections.

## Contractor Recommendations Book – Avenel's Own Version of “Angie's List”

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 that you would like to recommend 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](http://www.Avenel.net), or contact the Association to request a copy.



## Are you Receiving Our Community Updates?

The ACA regularly communicates information and alerts to the community via email. If you are not receiving our emails, please be sure to check your “spam” folder. If you wish to be included in our mailing list, or if you wish to add additional email addresses, please contact the ACA offices with your email information at (301) 299-5916 or by email at [customerservice@avenel.net](mailto:customerservice@avenel.net). Residents can also sign up by clicking on the “Join Our Email List” button at [www.Avenel.net](http://www.Avenel.net).

## Did you know?

### Having a Party?

Contact the ACA at least one week prior to your event, let us know many guests you are expecting, and we will install temporary no parking signs along one side of the street to avoid double parking, and provide clearer parking instructions for your guests. Expecting a large crowd... consider hiring the services of a valet parking company.

Do you need your yard cleaned up before guests arrive? McFall & Berry provides two (2) annual party cleanups, free of charge. Please contact the ACA office a minimum of ten (10) days in advance to request a party cleanup.

### Leaving Town?

You may wish to contact the ACA and provide us with a temporary absence report. Provide us with the dates you will be out of town, your contact information, any visitors you may be expecting, etc., and our surveillance staff will be informed of your temporary absence.

### Village Related Concern?

Please feel free to communicate with your HAC representative who will bring any concerns to the attention of ACA Management. Visit the Avenel website for HAC member contact information, or contact the ACA office for assistance.

### Conservation Easements Issues?

Many lots in Avenel are subject to Conservation Easements that are administered and enforced by Maryland National-Capital Park and Planning. These easements strictly limit activity within the confines of the easement. Additionally, some ACA and/or TPC lots that may abut to an owner's individual lot may also be subject to conservation and/or reforestation easements. When in doubt, please check with Montgomery County or the ACA before undertaking any type of activity as severe fines may be imposed by the County.

# An Overview of Some ACA Services

## 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 inside lidded cans 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 in 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 and Yard Waste

Recyclables are picked up on Tuesdays by Montgomery County. Recyclables must be placed curbside by 7:00am on your pickup day. 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 bags and placing the bags curbside on your regular recycling day, Tuesday. You may also use trash cans marked "Yard Tim". 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 can. 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 make arrangements for a bulk pickup.

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.

## Common Areas

ACA Maintenance Staff collects trash & pet waste from 25 collection containers distributed throughout the Avenel community. Collection is done routinely, with extra collections during the warmer months when the walking paths are used more frequently.

Please remember to do your part to keep the Avenel community clean and litter-free. Always put your waste in a proper container. If one is not available, hold on to your waste until you find one. If you notice a container is full, please contact the ACA office at (301) 299-5916.

## Snow Removal

The Association's general policy is that snow is removed by the combined efforts of Montgomery County and Avenel's snow removal contractor by plow from Avenel streets when snowfall accumulation reaches two inches (2") or more. Should the snowfall total be less than two inches, it is generally the Association's policy to treat any impassable or unsafe areas with ice melting product in combination with Montgomery County efforts. Common area sidewalks are also treated with ice melting products where deemed necessary.

Montgomery County Ordinance requires that residents clear the sidewalk adjoining their own lots within 24 hours of end of precipitation.

## Landscaping

The ACA Landscape Contract is a negotiated contract that is overseen by ACA Staff. The current landscaping contractor for the community is McFall & Berry Landscape. The landscape contract includes the general lawn maintenance of all ACA common area and the Swim and Tennis Facility. The contract also includes landscaping services on the majority of private lots in the community. Review a summary of landscaping services provided in the contract at [www.Avenel.net](http://www.Avenel.net). To be kept informed on when landscaping services will be provided in your village, please sign up for our community email list which includes a weekly landscape schedule.

## Surveillance

The ACA provides a surveillance program from 5:00pm until 8:00am Monday thru Friday and 24-hour coverage on weekends and federal holidays. The uniformed Surveillance patrol travels throughout the community in a marked Avenel vehicle and serves to act as a deterrent to unlawful activity.

Their primary role is to provide a visible presence and to observe and report. They have no arrest powers and are not armed. Should Surveillance Staff be informed of solicitation in Avenel, they will ask the solicitors to leave the community and will monitor the situation. The Surveillance Staff will also call residents if their garage door is left open between the hours of 11pm and 6am for the benefit of the safety and security of the resident.



## Pool Management

The Avenel Pool is a common amenity of the Avenel Community Association that is open to the residents of Avenel and grandfathered members. The pool is managed by the same contractor who ensures the pool water and pool areas are clean and safe, through a negotiated contract that is overseen by ACA Staff. The current pool management company is Community Pools.

## From the desk of Ed Caldwell

### *Surveillance Supervisor*

The spring and summer season has brought an increased number of door to door solicitors throughout all of the Avenel villages. The most common types of solicitation we have encountered recently include magazine sales, replacement door/window sales, landscaping services, pest control services, and telecommunication services.

All solicitor complaints reported to the Association are promptly responded to and investigated by Avenel surveillance staff. In most cases solicitors leave the villages immediately when requested and do not return. When solicitors are uncooperative, unlicensed, or trespass between homes, surveillance staff will contact the Montgomery County Police for assistance. Residents should consider contacting the police directly at (301) 279-8000 to report suspicious solicitors/persons if based on the facts they determine this to be appropriate.

We anticipate door to door solicitation will continue in the upcoming months. Although the majority of door to door solicitors we have encountered in the villages recently have represented legitimate local businesses, safety and security can be compromised when strangers are freely roaming unchecked throughout our neighborhoods. Preventing this is the basis for the Avenel Community Association's no soliciting policy. For our policy to be effective, we need the assistance and cooperation of all residents.

The Association suggests all residents and their visitors following these basic safety tips when encountering door to door

solicitors:

First, never open the door to someone that you don't know. Always use your peephole/surveillance camera to see who is at the door. Maintaining a physical barrier between yourself and a stranger is of utmost importance for your personal safety.

Second, when possible, refrain from engaging in conversation with a solicitor or other stranger through your front door. The key to a solicitor's sales success is to draw you into a conversation. We recommend that you do not respond to the solicitor and contact the ACA office immediately.

Lastly, after the solicitor or other stranger leaves your front door, note their description and direction of travel, and report this to the ACA office.

A related safety issue concerns open garage doors. Often valuables inside the garage are in full view from the street and catch the attention of passersby. Additionally, many residents routinely leave the pedestrian door leading from the garage to the house unlocked. Most often open garage doors are a result of a resident's oversight. The Association encourages everyone to make an extra effort of checking the status of their garage doors from time to time, especially when they are retiring for the evening. Also, the surveillance staff will continue to call residents when they find an open garage door between the hours of 11pm and 6am. We realize that a late night or early morning telephone call may be disconcerting but it is made in the best safety interest of the resident and the community.

Be sure to talk to your family and visitors about these safety guidelines. Working together is the best way to enhance home security and reduce solicitor-related activities in our villages.

## Avenel Alligators Swim Team

### **By Christine Leung**

The Avenel Alligators have officially completed their Summer 2017 swim season.

Our small team made a big splash this year, finishing strong in our division. In our Dual meets, we came home with 2 wins and 2 losses. Even better, we came in third at Divisionals, and we moved up to 11th out of 15 at the CCSDA Champs. Last year we ranked 12th and the year before we were 13th, so we are steadily moving up and getting better. We are now a top seeded team in Division C. Since we do not have any seniors this year, if all our swimmers come back and swim for us next year, we will be well positioned to win our Division and move up to Division B next year. If you have kids who would like to learn to swim, they can start at the pre-team level at age 4. We are also looking for more swimmers in the 10-18 age groups to compete for us next summer season.

We would like to thank all of our parents and volunteers for your efforts and support, without which we couldn't have done it. Big kudos to Harry Tun, our swim team representative, and to our swim coaches

for all the long hours, hard work and dedication to our team. The Swim Team is truly appreciative of the Avenel Community Association as well for their support of the team.

Hope to see some new faces next summer!



*Congratulations to the Avenel Alligators Swim Team for a Great 2017 Season!*

## Selling Your Home?

### Resale Certificate

Sellers of homes or lots within the Avenel Community Association are required by law to provide a resale certificate to prospective buyers. The request for a resale certificate initiates a resale inspection to be done by ACA staff for any pending violations or observed conditions found that are not in compliance with the governing documents and those findings will be incorporated into the resale certificate. Unapproved violations are the responsibility of the seller/owner to make corrective action. A buyer who accepts a property with unapproved violations will be responsible to resolve any of these inherited issues.

Resale Certificates are ordered and purchased directly through Comsource Management, Inc. (CMI), the Association's Financial Managers, at a cost of \$75.00.

From the time you submit your request to CMI, you should expect the inspection to be completed within 5 to 10 business days. Rush orders may be subject to an additional fee.

### Request a Courtesy Pre-Inspection

The Association is pleased to offer a courtesy pre-inspection for properties listed for sale prior to the official resale inspection. This allows the owner time to work with the Association to address/correct any noted property deficiencies or violations prior to the official listing and/or contract execution. The pre-inspection is not a substitute for the final resale inspection that is included in the resale certificate, and should not be relied upon as such; however, this proactive approach is often beneficial to owners. To request a courtesy pre-inspection, agents and/or owners may contact the ACA office.

### Homeowner Association Documents

The seller is required by law to provide the purchaser with a copy of the Avenel Community Association HOA Documents. The HOA documents include the Bylaws, Articles of Incorporation, Declaration, Architectural Guidelines and other important information. The documents may be purchased at the ACA office at a cost \$75.00, payable by check to the ACA.

### For Sale/Rent Signs

Resale signs are ordered through the Association office for a cost of \$100, \$50 of which is refundable when the sign is taken down if found to be in good condition. To request a resale sign be installed, please contact the ACA office. Non-Avenel signage is not permitted.

### Resale Register

The Avenel Resale Register is an online listing of homes that are for sale and/or for rent in the community and is available to the public at [www.Avenel.net](http://www.Avenel.net). While not a requirement, the resale register provides an additional source of advertising for the listing, as well as provides the general public with contact information for the listing agent. Contact the ACA office for additional information about Avenel's Resale Register or to request that a listing be added.

## Post Settlement Instructions

Please instruct the settlement attorney to forward a copy of the HUD-1 and contact information for the purchaser immediately after closing to both:

Avenel Community Association  
9501 Beman Woods Way, Potomac, MD 20854  
Phone: 301-299-5916  
Fax: 301-299-7169  
Email: [customerservice@avenel.net](mailto:customerservice@avenel.net)

Comsource Management, Inc.,  
3414 Morningwood Drive, Olney, Maryland 20832  
Phone: 301-924-7355  
Fax: 301-924-7340  
Email: [tmartella@comsource.com](mailto:tmartella@comsource.com)

## Renting Your Home?

### Short-Term Rentals

The Association would like to remind residents that short-term rentals or rentals of a portion of a home are prohibited in accordance with Avenel's Governing Documents. The documents read, in part, "nor shall any portion of a Lot or dwelling other than the entire Lot or dwelling be leased or rented." Further, "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 home through AirBNB or other similar type short-term rental services.

### Rentals Ninety (90) Days & Longer

Leases must be for at least ninety (90) days or longer and contain a provision 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 the Association office with 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, so that the information can be maintained in our database.

## Friendly Reminder to Homeowners That Lease their Property

Did you know that homeowners in Montgomery County are required to obtain a license to rent their property? Violators are subject to a fine and a citation. For more information, call (240) 777-0311 or visit [www.montgomerycountymd.gov/DHCA/housing/licensing/](http://www.montgomerycountymd.gov/DHCA/housing/licensing/).



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## Advertise in Your Community

Avenel Community Association offers many advertising opportunities to local businesses and organizations throughout the year.

### Advertising in Views from Avenel

Views from Avenel, the official newsletter of the Avenel Community Association, is used as a way for the Association to communicate important issues, news and information to residents. Views from Avenel is published 2-4 times per year and mailed via USPS to the approximately 900 households in Avenel. Additionally, the newsletter is posted to the Avenel website at [www.Avenel.net](http://www.Avenel.net), and included in welcome packages for new homeowners.

### Advertising Online

The Association offers advertising for businesses on the Merchants page of the Avenel website ([www.Avenel.net](http://www.Avenel.net)), and in our "Featured Merchant" section, which highlights one advertiser per month. The website provides exposure to not only residents, but also to prospective residents, area businesses and others.

### Advertising in the Avenel Directory

The Avenel Homeowner Directory is sent to all 900+ households in Avenel once every two (2) years. It is an important reference guide for residents containing homeowner names and information, helpful phone numbers, information on ACA Committees and Staff, and other useful information.

### Avenel Swim Team Sponsorships

The Avenel Alligators Swim Team offers a number of sponsorship

opportunities to businesses and individuals to support the team and defer the cost of the program. In addition to considerable exposure on-site during swim meets and team functions, sponsors are also featured on team emails and communications. Sponsorship opportunities can be customized so that businesses of all sizes can take advantage of this creative way to advertise

### Event Sponsorships

The Social Committee and the Swim and Tennis Advisory Committee host events and activities throughout the year for the residents of Avenel. Specific sponsorship opportunities are available and can be personalized to fit the unique needs of your business or organization.

### Reach Out to Us

To Advertise in Views from Avenel, Online or in the Avenel Homeowner Directory, or to Sponsor an Association Event, please contact:

Michelle Fasci | Office Administrator  
(301) 299-5916 or [mfasci@avenel.net](mailto:mfasci@avenel.net)

To Sponsor the Avenel Swim Team, please contact:

Christine Leung at [Leechristine4@verizon.net](mailto:Leechristine4@verizon.net)

Thank you to our advertisers, whose advertisements help defer the cost of our communications, community activities and events!

## Did you Miss Something?

Read past issues of our Views from Avenel Newsletter at [www.avenel.net/avenel-newsletter/](http://www.avenel.net/avenel-newsletter/). Meeting dates and other community activities are also posted online.

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## Exterior Lighting / Floodlights

This is a friendly reminder to all residents that any change to your home's original exterior lights or the addition of new lighting requires a modification application and prior approval by the Modifications Committee. As with all elements in Avenel, lighting of individual homes is extremely important to the aesthetic appeal of the community and in keeping with Avenel's Lighting Guidelines; Avenel should be viewed as a traditional, quiet, nighttime setting without high intensity or overly decorative lighting. The

intention is to provide adequate lighting as simply as possible, with a minimum number of fixtures and with low voltage lamps. Whether building mounted or free standing, lighting fixtures should be directed downward, diffused, or shielded to avoid causing glare when viewed from adjacent properties or from the street; and the lamp should provide a color and quality consistent with the neighborhood.

Flood lights should be used only when necessary for short periods of time, preferably on a motion sensor. Lights should be placed with consideration for neighbors. Please keep your neighbors peace and privacy in mind and avoid excessively bright floodlights that shine into neighbors windows. Please contact the Association office with any questions regarding exterior lighting. The Lighting Guidelines and Modification Application forms are available in the Association office or online at [www.Avenel.net](http://www.Avenel.net).



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**30 Beman Woods Court**  
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Avenel References | MHIC # 91637

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# Views from Avenel

Avenel Community Association  
9501 Beman Woods Way, Potomac, MD 20854  
(301) 299-5916



## Upcoming Meetings\* / ACA Events:

- ✧ **The Modifications Committee** – The Modifications Committee meets on the 2<sup>nd</sup> Monday of every month at 6:00pm in the A.M. Natelli Center. Submissions to the Modifications Committee are due by 12:00pm on the 1<sup>st</sup> Monday of every month.
- ✧ **The Standards Committee** – The Standards Committee generally meets on the 1<sup>st</sup> 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 final meeting for 2017 is scheduled for November 8<sup>th</sup>.
- ✧ **The Board of Directors** – The Board of Directors generally meets on the 3<sup>rd</sup> or 4<sup>th</sup> Tuesday, every other month, at 8:30am in the A.M. Natelli Center. The next Board meeting is scheduled for September 19<sup>th</sup>.
- ✧ **Doggie Swim Day** – September 4<sup>th</sup> from 5:00 – 6:00pm @ Avenel Pool
- ✧ **2017 Annual HOA Meeting** – November 14<sup>th</sup> at 7:00pm @ TPC Potomac at Avenel Farm.

*\*Please note that meeting dates and times are subject to change. Be sure to check [www.Avenel.net](http://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.*