

Views from Avenel

Winter 2017

2016 - It's a Wrap! | By Lucy Wilson, General Manager

2016 was a particularly busy and notable year in Avenel. Leading the news during the first quarter of the year were the various community meetings held and the subsequent vote by the members to acquire the Avenel Swim and Tennis Club. After finalizing the purchase in late April, ACA staff worked diligently to prepare the pool for its grand opening over Memorial Day Weekend. With a great deal of help from our vendor partners, and long extended hours by ACA staff, pool passes were issued, various improvements were made to the facility, a Swim and Tennis Advisory Committee was created, the swim team competed, and social events were held. While the ACA staff tackled the management and operation of this newly acquired community amenity, we were rewarded with the positive feedback from the residents who enjoyed use of the facility and communicated their enjoyment in meeting neighbors, and making new friends. I would like to thank all of the ACA staff, vendors, and committee members who were instrumental in making our first year of operation a success. Planning for the 2017 season is already underway. Before we know it, Memorial Day Weekend will be here. If you did not have an opportunity to utilize the pool and tennis facilities last year, we encourage you to make time this coming season.

In addition to the newly formed Swim and Tennis Advisory Committee, it is important to recognize the many residents who serve on all Avenel Committees. The members of the Modifications, Standards, Homeowners Advisory, and Ad Hoc Social and Landscape Committees dedicate countless hours and expertise for the collective benefit of the community. These committees, led by the Board of Directors, are instrumental to the operation and success of Avenel. It is a pleasure to work with each of them, and residents and staff alike owe them a great deal of thanks. There are many opportunities to volunteer and serve your community, with varying degrees of time commitment and experience. Vacancies and opportunities are communicated regularly, or residents may contact the ACA office.

One pertinent issue, discussed in further detail within the newsletter, is the changes made to the flight paths in/out of Reagan National

Airport. These changes have resulted in increased air traffic over Avenel. As previously communicated, the Association has made its opposition to these changes known to the FAA and our elected officials. Your voices must be heard on this important community issue. Read on to learn more about how you can participate in opposing these changes.

Another continued and escalating problem often communicated to ACA staff, by understandably concerned neighbors, is the failure of pet owners to abide by the pooper scooper law. This is not only an unsightly problem, but also a sanitary and health issue. There are 25 pet waste stations located throughout the community and they are often underutilized. We encourage all dog owners and walkers to give friendly reminders while out and about in the community. Please be a good neighbor and responsible pet owner and do not take your dog on a walk without a bag. Then dispose of the bag properly, in a waste disposal container or in your own garbage can in the garage. We must all do our part to correct this continued problem.

On behalf of the ACA staff, I wish all of you the best in the coming year!

Financial Status (unaudited) As of December 31, 2016

ASSETS

Cash and Investments	\$ 4,118,162
Accounts Receivables	\$ 38,966
Current Assets	\$ 36,180
Fixed Assets	\$ 1,225,867
TOTAL ASSETS	\$ 5,419,175

LIABILITIES

Current Liabilities	\$ 336,769
Long Term Liabilities	\$ 714,766
TOTAL LIABILITIES	\$ 1,051,535

MEMBERS EQUITY	\$ 4,367,640
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Views From Avenel

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

Board of Directors

PresidentCliff 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 TerracePeggy Tsirigotis
(301) 365-3809 8908 Abbey Terrace
Chartwell Mark Spivak
(202) 445-3993 10035 Avenel Farm Drive
Eagle Ridge Kathleen Pettit
(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 TBD
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
Financial Management (CMI) Tony Martella
(301) 924-7355 tmartella@comsource.com

News&Notes

2016 Annual Meeting Update

Last year's Annual Homeowners Meeting took place on Thursday, November 10, 2016 at the TPC Potomac at Avenel Farm. It was a well-attended and informative meeting followed by hors d'oeuvres and a chance to mingle with fellow residents, as well as meet Captain Falcinelli, 2nd District Commander and Ken Hartman, Regional Services Director, Montgomery County B-CC. For those residents who were unable to attend the Annual Meeting, DRAFT meeting minutes have been posted to the Avenel webpage at www.Avenel.net.

The ACA also held elections for two vacant Board positions at the Annual Meeting. We are happy to welcome returning Board members Mr. Tim Bender of Player's Gate and Ms. Maureen Scott of Player's Turning. They join current Board members Mr. Cliff Ehrlich of Prescott, Ms. Jennifer Kitchen of Player's Gate and Ms. Fern O'Brian of Eagle Ridge. Please join the ACA in congratulating our returning Board members and in thanking them for their continued commitment to Avenel.

2017 Assessments

Assessment coupons for 2017 have been mailed by Comsource Management, Inc. (CMI) and should have been received by all residents. For those residents who pay by automatic debit, make sure to modify your disbursement amount to reflect the 2017 assessment. For questions regarding your assessments or assessment coupons, please contact CMI directly at (301) 924-7355.

Legal Update

Over the years, we have made it a point to keep you abreast of efforts by residents to install unapproved roofs on their homes. The most recent one was resolved last month when a resident complied with an order issued last November by the Circuit Court for Montgomery County to install a roof approved by Avenel. This brought to a close litigation initiated by the resident in 2012.

Although it took several years to resolve this matter, the outcome benefits all Avenel residents. As many people realize, there was much more than a roof at stake. The resident had challenged the community's authority to establish and enforce architectural and landscaping standards. If the resident had prevailed, the standards that distinguish our community from those around it would have been substantially undermined. The result reaffirms Avenel's authority to establish and enforce standards, as provided in the governing documents. We will continue to do so in the best interests of all residents and the community as a whole.

Clifford J. Ehrlich
President, Avenel Homeowners Association

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 Recommendation 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 Avenel website on the Documents page, or contact the ACA office to request a copy.

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Avenel Swim and Tennis News

Interesting Stats - 2016 Pool Season

- Busiest Days: May 28th with 250 visitors and July 23rd with 226 visitors
- Busiest Time of Day: 4:00pm with 955 visitors during the season
- Total Number of Visits: 6,379
- Number of Households that Picked up Passes: 545 out of 900 homes

Pool Opening

The pool opens Memorial Day Weekend on May 27, 2017.

Pool Hours

The pool will be open daily from 10:00am to 8:00pm.

Rental Policies

The Community Room and Picnic Area are available for rent by Avenel Swim and Tennis Facility (ASTF) members. Rental policies and applications are available on the Avenel Swim and Tennis page on the Avenel website at www.Avenel.net. Be sure to check the Rental Calendar and confirm the date is available before submitting your application to the ACA. If you have any questions, please feel free to contact the ACA office at (301) 299-5916.

Join the Avenel Alligators Swim Team

The Avenel Swim Team would like to invite all Avenel residents and their children to join the team for the 2017 season. The

team's purpose is to provide a fun environment in which children can learn and improve their swimming abilities, learn the importance of teamwork and sportsmanship, and enable the children on the team to participate in a sport they love, while making new friends too. We have two coaches who are certified by USA Swimming and are CPR/first aid certified. They can teach swimmers of all levels, from those who do not know how to swim to those swimmers who want to improve their technique. The swim team competes in the Country Club Swim and Dive Association (CCSDA) and swims against Congressional Country Club, Kenwood Country Club and other country club teams in the area.



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 Swim and Tennis courts. Visit the Avenel Swim and Tennis page on the Avenel website for additional information including dates, times and costs. Please be advised that times are subject to change based on actual participation and sign-ups.

If you have questions, or are interested in learning more about potential tennis programs or lessons, please contact Jim directly at (770) 337-3610 or by email at wood101s@yahoo.com.

Pool Passes

A picture 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 guests passes for your household. These are permanent passes and should be kept from year to year. If you 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 get your pictures taken and obtain your pool passes beginning on March 1, 2017. The pool registration form is available on the Avenel website at www.Avenel.net.

If you still have your child's pool pass, but his/her appearance has changed considerably bring your child and your child's pool pass to the ACA Office beginning on March 1st and have a new updated pool pass made at no charge.

Residents 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". Visit the ACA Office to have any lost or misplaced passes reprinted beginning on March 1, 2017.

Last summer, we had over 50 swimmers, ranging from 5 years old to 18 years old. The team practice hours are:

Pre-team: Monday – Friday, 5:30pm – 6:00pm

10 & Under: Monday – Friday, 6:00pm – 7:00pm

11 & Over: Monday– Friday, 7:00pm – 8:00pm

The first practice begins on June 5th, and we end the season with a banquet and trophies for team members in the last week of July.

Keep an eye out for additional registration information in March to sign up for the Avenel Alligators Swim Team via community email and on the Avenel website. You can also contact Harry Tun, Swim Team Representative, with any questions about the swim team or for more information at tunharry@aol.com.

The team is volunteer run and depends on the strong support of team parents and the surrounding community. This year, we anticipate offering sponsorships at various levels.

Private Golf Lessons

Residents who are interested in private golf lessons can sign up for golf instruction and lessons through the TPC at Avenel Farm. The head golf professional at the TPC, Geoff Montross, PGA is offering lessons to non-TPC members for \$160.00 per hour. Residents can contact Geoff at GeoffMontross@pgatourtpc.com or (301) 767-0512. Junior lessons are also available with the TPC's PGA Assistant Professionals. Call the professional shop at the TPC at (301) 469-3700 to book lessons.

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Trash and Recycling Pickup

Residents are reminded that trash containers should be placed curbside before 7:00am on the day of pickup (Monday and Thursday). Trash containers should be removed, and placed inside the premises, by evening on pickup days (Monday and Thursday night).

Please note that the trash removal contractor is NOT responsible for returning to pick-

up trash placed outside after 7:00am. In the event a resident experiences a problem or has any questions, please contact the ACA Office at (301) 299-5916, or Potomac Disposal at (301) 294-9700.

Recycling containers should also be retrieved and stored inside the premises on non-collection days. Recycling pickup is on Tuesdays and bins should be stored inside the premises Tuesday evening.

Bulk Pickup

Potomac Disposal provides free bulk pickup, with few exceptions. Please contact Potomac Disposal at (301) 294-9700 to schedule a date for pickup of your bulk items. Bulk items should be placed out only on the date of the scheduled pickup.

Did you know?

Having a party?

Contact the ACA at least one week prior to your event, let us know how 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.

Need a yard cleanup before your party or special event? McFall & Berry provides two annual party cleanups, as part of the lawn maintenance contract. Contact the ACA 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 and the Board of Directors. Visit the Avenel webpage for HAC member contact information, or contact the ACA Office for assistance.

Quicken National hosted by Tiger Woods

June 26th – July 2nd, 2017



The Quicken Loans National hosted by Tiger Woods will be held at the TPC Potomac at Avenel Farm this year from June 26th – July 2nd. The Pro-Am will be held on Wednesday, June 28th and Professional Play will be held from June 29th to July 2nd.

The Association will provide additional information to residents as the Tournament date nears. Please keep an eye on your mailbox, as well as your inbox for announcements from the ACA with information regarding the tournament, traffic patterns, and security.

Amended Parking Rules and Regulations

Enclosed is a copy of the Amended Parking Rules and Regulations, effective October 24, 2016. The Amended Parking Rules and Regulations is also available on the Avenel webpage at www.Avenel.net in the Owner Access section.

Volunteer Opportunities

Are you looking for a way to give back to the Community? We are always looking for volunteers! Open volunteer positions on the various Avenel committees are listed below.

- **Homeowners Advisory Committee (HAC)** – There is currently a vacancy on the HAC for the villages of Prescott and Saunders Gate, and upcoming openings for the villages of Player's Crossing and Willow Gate.
- **Modifications Committee** – There are currently openings for alternate members.
- **Standards Committee** – There is currently an opening for a regular member and openings for alternate members.
- **Swim and Tennis Advisory Committee** – There are currently openings for regular members.
- **Ad Hoc Landscape Committee** – There are currently openings for regular members.
- **Ad Hoc Social Committee** – There are currently openings 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 for a three (3) year term.

Love Where You Live

Residents are welcome to submit a photo by email of seasonal landscape scenes, community events or other photos for potential publication. Photos should be submitted as high resolution JPGs or PDFs. Submitted photos may be considered for the ACA Newsletter, Avenel website, or other ACA communications. Email your photos to customerservice@avenel.net.

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FAA Flight Path Changes | by Janelle Wright

Ms. Wright is an Avenel resident that serves on the HAC as the Player's Turning representative, 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. Below, Ms. Wright provides a helpful summary of recent changes to flight paths in/out of Reagan National Airport and the impact of those changes on the Community. For those residents who are concerned about airplane noise and other negative impacts of increased flight traffic over Avenel, Ms. Wright provides several ways to become involved and take action.

Background: Increase in Reagan National Flights over Avenel

NextGen is a recently implemented nationwide program of the FAA to transition from a radar-based traffic control system to a satellite-based system. One of the byproducts of NextGen is that flight paths have become more concentrated, resulting in increased noise over neighborhoods that previously experienced much less aircraft noise. Flight noise is also louder, with planes turning away from the Potomac River sooner and flying lower than before implementation. Unfortunately, Avenel is below one of the new, more narrow flight paths. The result is that Avenel residents and our neighbors are suffering with near constant airplane noise while others in the region experience little to no impact of flyovers.

Our elected officials (including Chris Van Hollen, Ike Leggett, Nancy Floreen and Roger Berliner) have communicated their concerns in a letter to the FAA. They have requested a return to pre-NextGen flight paths until a more equitable distribution of flights can be evaluated, with the goal that everyone (both regionally and within Montgomery County) shares the impacts of airplane noise. It is unclear what the FAA's response to our elected officials has been.

In Player's Turning, I started noticing a significant increase in the number of airplanes flying over and near my house in September of 2016. I also noticed that the incoming flights (flying south/southeast) are indeed flying much lower than they used to. The bucolic nature of Avenel is being stolen. Although everyone perceives noise differently and airplane noise bothers some people more than others, I think everyone can agree that constant airplane noise can have a negative impact in a variety of ways.

Montgomery County Quiet Skies Coalition

I have volunteered to represent Avenel on a cross county coalition that has been formed to work to lessen airplane noise in southwest Montgomery County. So far, several nearby communities, containing close to 6,500 homes, have joined the coalition.

The Coalition was formed to support the Montgomery County representative on the Reagan National Noise Working Group. The Working Group is charged with making recommendations to the FAA

and the Metropolitan Washington Airport Authority (MWAA) about practical aircraft noise solutions.

It is clear from attending a recent Working Group meeting, that filing complaints about airplane noise with the MWAA is important and has an impact. The FAA is required to compile and analyze complaints. If the FAA isn't receiving complaints, their position is that there is no problem. **Recently, the FAA decided to cancel implementation of a departure route called LAZIR-B due to community opposition. The implementation of LAZIR-B could have created an additional negative impact to what we are already experiencing.**

What Can You Do?

There is concern that many Avenel residents may not be paying attention to the increase in air traffic, as the increase appears to have accelerated last September, after we closed up the pools and headed indoors for work and school. The time to communicate our collective concern is now. If you are concerned about noise and/or other negative impacts created by the increase in flights over Avenel, please consider:

1. Filing a complaint with the MWAA using their short online form at <https://complaints.bksv.com/dca>.
2. Emailing me at janellewright1@hotmail.com with your address and a description of what you are experiencing so I can better understand the impact on homeowners throughout Avenel.
3. Joining me on the cross county coalition. The coalition meets once a month in the evening. Most other communities have several residents participating. Please also consider volunteering to be an alternate member.
4. Joining the DCA Community Noise Working Group. The Working Group is seeking representatives to fill two new Maryland spots. Federal experience in the regulatory/NEPA process and/or lobbying is a plus. Email ACA General Manager Lucy Wilson at lwilson@avenel.net if interested.
5. Contacting your elected representatives at the email addresses listed below.
 - Senator Van Hollen (c/o Brent Girard) - brent_girard@vanhollen.senate.gov
 - County Executive Ike Leggett - ike.leggett@montgomerycountymd.gov
 - County Councilmember Roger Berliner - councilmember.berliner@montgomerycountymd.gov

Respectfully,
Janelle Wright



Avenel Directory Update

Deadline Extended to March 1st

Directory Update Form

The next update to our Community directory is set for publication in 2017! If you are not currently listed and wish to be included, or if there have been changes to your current information since the last publication, please complete the following information and return to the ACA prior to March 1, 2017. Updates may be mailed to the ACA offices, faxed to (301) 299-7169, or emailed to **customerservice@avenel.net**.

All owners who are currently listed in the directory and/or whose information is maintained with the ACA will be automatically included in the directory, **unless you specifically request to be removed/unlisted**. The Avenel directory is for internal Community use only and your information will not be distributed to any third party. The Avenel directory is not to be distributed, or shared, with any source outside of the Community.

Street

Address: _____

☐ Property is Owner-occupied

☐ Tenant-occupied

Homeowner's Name: _____

(Please include title - Dr.; Mr.; Mrs.; Ms.)

Home Phone #: _____

Cell Phone #: _____

E-mail address: _____

If tenant-occupied, please complete the following:

Tenant's Name: _____

Tenant's Home Phone #: _____

Cell Phone #: _____

Email address: _____

Jobs for Avenel Teens

As a courtesy to our residents, the Association is once again including a "Jobs for Avenel Teens" section in the Avenel Phone Directory of youths and young adults in Avenel who offer babysitting, tutoring, dog walking, house sitting, or other services.

We hope that such a list will help residents who are looking for extra help connect with teens in the community who would like to gain work experience and earn extra money.

Please fill out the Jobs for Avenel Teens form to be included on the list and submit your completed form to the ACA offices no later than March 1, 2017.

Jobs for Avenel Teens Form

Name: _____

Address: _____

Phone #: _____

Alt Phone #: _____

E-mail address: _____

Services Offered (i.e. babysitting, tutoring, etc.): _____

Submit your completed form to the ACA by mail, FAX to 301-299-7169, or email to customerservice@avenel.net.

The State of the Market at Avenel - 2016 Summary

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

Overall, 2016 has been another busy year for real estate activity in Avenel! A total of 48 homes sold and settled during the past year, compared to 49 homes in 2015 and 30 homes in 2014. Although the average sale price went down in 2016, this was due in part to having no sales over \$3M, compared to 3 homes in 2015 that settled in the \$3Ms. Three Pleasant Gate Village homes sold from \$482K - \$500,100 range; other Villages ranged from sales of \$835,000 to a high of \$2,350,000. There were 7 sales over \$2M compared to 10 in 2015.

AVENEL - POTOMAC 20854	2016	2015	%Change
Sold Dollar Volume	\$43,126,800	\$49,394,888	-12.69%
Average Sold Price	\$1,306,873	\$1,543,590	-15.34%
Median Sold Price	\$1,182,500	\$1,312,500	-9.90%
Units Sold	33	32	3.13%
Avg Days on Market	152	138	10.14%
Avg List Price for Solds	\$1,367,088	\$1,645,369	-16.91%
Avg Sale Price to Orig List Price Ratio	92.6%	93.2%	-0.59%
Attached Avg Sold Price	\$1,056,596	\$1,131,786	-6.64%
Detached Avg Sold Price	\$1,449,888	\$1,658,896	-12.60%
Attached Units Sold	12	7	71.43%
Detached Units Sold	21	25	-16.00%
AVENEL - BETHESDA 20817	2016	2015	%Change
Sold Dollar Volume	\$24,265,500	\$24,920,949	-2.63%
Average Sold Price	\$1,617,700	\$1,465,938	10.35%
Median Sold Price	\$1,525,000	\$1,235,000	23.48%
Units Sold	15	17	-11.76%
Average Days on Mkt	126	156	-19.23%
Avg List Price for Solds	\$1,674,133	\$1,550,994	7.94%
Avg Sale Price to Orig List Price Ratio	94.1%	89.1%	5.58%
Attached Avg Sold Price	\$0	\$0	---
Detached Avg Sold Price	\$1,617,700	\$1,465,938	10.35%
Attached Units Sold	0	0	---
Detached Units Sold	15	17	-11.76%

Source: MRIS

The average days on the market grew to 152 days on the Potomac side of Avenel and shrunk to 126 days on the Bethesda side. A balanced market is typically defined as a 90-day average time to sell, so both sides of the neighborhood remain in a buyers' market advantage. The good news is that although prices have not risen, the value remains strong, especially when compared to homes closer in. We have heard excellent feedback from buyers happy to know the Swim and Tennis Facility is now included in the neighborhood amenities.

Although there has been the expected uptick in interest rates over the past year, rates remain relatively low, about 4.375% for fixed, jumbo money. When rates rise a small amount but talk is that they may continue to increase, the threat can actually help push buyers into making purchasing decisions, as procrastination can cost them.

With a change in the administration and coming off an election year, we are often asked if this will attract new purchasers to the community. Historically, we have seen a small uptick in activity but have found many of these families lease homes and/or settle closer to downtown. However, the excellent schools, quality of life and overall value of Avenel continue to make it a destination community for many. We look forward to another active year of sales!

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.

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 meeting dates for 2017 are scheduled as follows: February 22nd, May 24th, August 30th and November 8th.
- ✿ **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, March 28th.
- ✿ **Quicken Loans National / Tiger Woods Tournament** – June 26th – July 2nd @ TPC Potomac at Avenel Farm.

**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.*

Compliance Corner

Modification Committee Message

By Mimi Litvak, Chair

Avenel has continually been recognized as one of the best places to live in the D.C. Metropolitan Area.

We must all do our part to maintain this lovely place we call “home.” Recently, we have noticed a trend where homeowners overlook or forget that they agreed to abide by the Governing Documents and proceed with exterior modifications to their homes or landscape without first completing an application for review and approval by the Avenel Modifications Committee.

When this occurs, the process has been “broken,” and re-work is often needed to bring the modification into compliance with the community’s Governing Documents and rules and regulations. Additional time is needed to address the situation, the homeowner has to submit an application after the fact, and the Committee must sometimes make a decision that requires further modifications to existing work, which may cost the owner additional monies. In some cases, removal of an unapproved modification may be required, at the owner’s sole expense.

The #1 way to prevent this kind of miscommunication is easy: simply fill out an ACA Modification Application in advance of any proposed modification, alteration, or other exterior improvement to your lot and/or home. Specific instructions and information are included in the Architectural Guidelines and on the Modification Application form (found on www.Avenel.net) to help guide you through the process.

As a volunteer committee that meets on the second Monday of each month, the Modifications Committee’s goal is to preserve Avenel’s traditional quality by maintaining the continuity within each Village and the high community-wide aesthetic standards that make Avenel truly unique. It is our hope that by working together with the Modifications Committee, you can obtain the necessary approval and begin work in a timely manner. We really do want to work with you to achieve the best outcome for all involved and historically, by working together with homeowners, the vast majority of applications gain approval.

Examples of exterior improvements include, but are not limited to, the following:

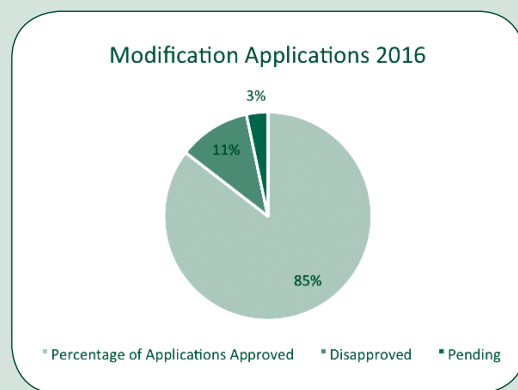
- FRONT DOORS/SHUTTERS/TRIM
- WINDOWS
- LIGHTING
- LANDSCAPING (install & removal)
- ROOFS
- PLAY EQUIPMENT
- GARAGE DOORS
- HARDSCAPES- DRIVEWAYS, WALKWAYS, PATIOS, ETC.
- DECKS
- ADDITIONS/SCREENED PORCHES
- POOLS/TENNIS COURTS

The Modifications Committee meets on the 2nd Monday of the month. Applications are due by the 1st Monday of each month.

Thank you for being a responsible homeowner and complying with the community’s rules, guidelines and Governing Documents. We wish all neighbors in Avenel a very happy and prosperous New Year!

Modification Applications Stats

Total Number of Modification Applications Submitted and Reviewed in 2016: 241



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 unit 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 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.

continued on next page

Welcome Ed Caldwell, Surveillance Supervisor

We are pleased to welcome Ed Caldwell to the Avenel team as the Surveillance Supervisor. Ed brings years of experience as a retired Montgomery County Police Officer, and trained over the course of several weeks to familiarize himself with the Community and surveillance duties before starting work full time on January 3rd. We are excited to have Ed join our team. If you see Ed in the Community, please take a moment to introduce yourself and say hello!

Water / Sewer Line Repair Insurance Plans

Residents may have recently received information included in their WSSC bill about an optional repair plan for water and sewer lines offered by HomeServe. HomeServe is an independent company separate from WSSC. It is not uncommon to hear of several water line leaks and breaks per year within Avenel, as well as county, state and nationwide. Changing soil conditions, or simply the age of your service line can contribute to water line leaks/failures. Individual homeowners are responsible for the exterior water service lines on their property. The service plan offers coverage repairs and/or replacements for covered leaks and failures to the water service line from your property boundary to the water meter or main shut off valve inside your home.

Exclusions do apply and owners interested in this plan are encouraged to review the terms and conditions of the plan and contact HomeServe with additional questions. Covered repairs are completed by HomeServe sub-contractors who HomeServe reports to be locally licensed and insured.

If you would like to learn more about this program, you may visit www.homeserveusa.com/wssc or call 1-844-713-7208.

Streetlights

Streetlights are located on public and private streets throughout the Community. If you notice a streetlight that is not operating properly, please notify the Association at (301) 299-5916, or by email at customerservice@avenel.net. Streetlights on public streets are maintained by Montgomery County. If a streetlight is located on a public street, ACA staff will report the issue to the county for attention.

Community Parking / Street Parking

Residents are reminded to please be mindful of keeping the roadways free of congestion and park your vehicles in your garages and/or driveways. When necessary to park vehicles along the curb/roadside, particularly in the narrow roadways of The Gates and Prescott, please do not park in designated "No Parking" areas, or park in such a manner as to make it difficult to safely pass through for residents and/or emergency vehicles. For those parents who drive their children to the school bus stop, the ACA asks that you help avoid unsafe conditions and do not park vehicles or stand along the roadways on the corners of the entrance or exit sides of the street and park vehicles at least 60 feet away from any stop signs when dropping off or picking up your children. Further, the ACA would like to remind our residents that commercial and recreational vehicles are not permitted to park or be stored on any of the lots or streets within the Community, including your personal driveways.

In the event of snow, residents are reminded to keep vehicles stored in their driveways to avoid interference with snow plow efforts and to assure that snow plows can get through streets safely and effectively, particularly in narrow streets and cul-de-sacs.

Any vehicle that is parked illegally, or in a manner causing congestion, will be notified with an Avenel parking memo under the windshield. Repeat offenders and/or vehicles blocking emergency vehicle access may be towed.

Pet Management

ACA Staff continues to hear from residents who are understandably upset over the amount of dog feces they encounter as they walk through our beautiful Community. Aside from this being generally unpleasant and against both Avenel and Montgomery County laws and rules, it is unhealthy for both people and pets to come into regular contact with dog waste.

This is a situation that can be corrected with the cooperation of all dog owners. Residents are asked to help keep our Community healthy, clean and harmonious by participating in a "good neighbor" policy when it comes to pet ownership. Please utilize one of the twenty-five (25) pet waste

stations located throughout the Community to properly dispose of your pet waste 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. If you encounter a fellow dog walker in the community, take a moment to introduce yourself and pooch to each other and share the word of the importance of proper pet waste disposal.

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 offices for further information. Residents may also



report violations to the Montgomery County Animal Services Division by calling (240) 773-5960.

Thank you in advance for being a responsible pet owner and doing your part to help keep Avenel clean, beautiful, and safe for all, including our four-legged, furry friends.

continued on *next page*

Snow Removal / Fire Hydrants

In the event of snow, please assist us in keeping the Community safe by providing easy access to fire hydrants for emergency personnel. Please do not block, or park in front of a fire hydrant and keep the area clear and easily accessible. If there is a fire hydrant in the vicinity of your home, please lend a helping hand by shoveling out the area to assure that the fire department and emergency personnel can easily access the fire hydrant if needed.

Inclement Weather

The Association would like to take this opportunity to remind residents of our Inclement Weather Policy. The Association's general policy is that snow is removed by the combined efforts of Montgomery County and McFall and Berry when snowfall accumulation reaches two inches (2") or more. Should the snowfall accumulation be less than two inches, it is generally the Association's policy to treat any impassable or unsafe areas with ice melting products. Common area sidewalks are also cleared with ice melting products where deemed necessary. Montgomery County ordinance requires that residents clear sidewalks adjoining their own lots within twenty-four (24) hours of the end of precipitation.

For more information about the ACA Inclement Weather Program please visit our website at www.Avenel.net.

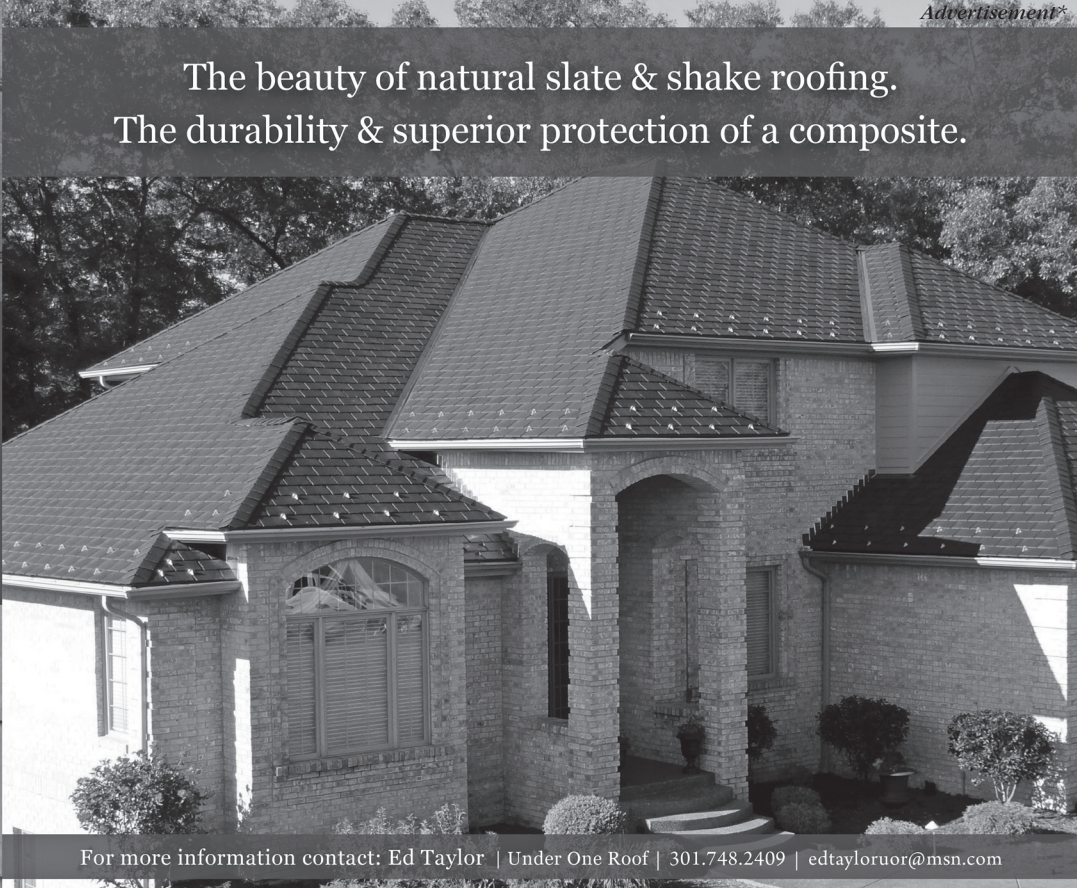


Are you Receiving Our Community Updates?

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 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. Residents can also sign up for Avenel's email list by clicking on the "Join our Email List" button at www.Avenel.net.

Did You Miss Something? Visit us at Avenel.net

Go online and read past issues of our Views from Avenel newsletter at www.avenel.net/avenel-newsletter. Residents may also view past community emails at www.avenel.net/latest-news/. Meeting dates and other community activities are posted online as well.



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Views from Avenel

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



Welcome to Avenel |

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



ABBEE TERRACE:

- The Wu Family
- The Liu & Yu Family

CHARTWELL:

- The Eden Family

EAGLE RIDGE:

- The Aguzin Family
- The Brady Family
- The Edson Family
- The Ellis Family
- The Jamal Family
- The Kim & Lim Family
- The Li & Yang Family

OAKLYN WOODS:

- The Schwartz Family

PLAYER'S CROSSING:

- The Brinker Family
- The Durante Family
- The Gilbert Family
- The Heitzner Family
- The Sun Family
- The Weatherman Family

PLAYER'S GATE:

- The Bernstein & Lief Family
- The Chen Family
- The Namin Family
- The Rulnick Family
- The Luo & Zhang Family

PLAYER'S TURNING:

- The Ren & Zhang Family
- The Yunes Family

PLEASANT GATE:

- The Gergoff & Socias Family
- The Neureiter Family
- The Urdinola Family

PRESCOTT:

- The Alemayehu Family
- The Al Hinai Family
- The Baggili Family
- The Bedingfield Family
- The Clerc Family
- The Gaudin Family
- The Holland & Rubin Family
- The Itteilag Family
- The Kelley Family
- The Kim Family
- The Li Family
- The Martin Family
- The Okoli Family
- The Shaw Family
- The Sheehan Family
- The Taladay Family

RAPLEY PRESERVE:

- The Strasnick Family
- The Franzone Family
- The Peel Family
- The Wu & Zhen Family

SAUNDERS GATE:

- The Alisbah & Bossung Family
- The Lee & Yang Family

THE GATES:

- The Boccanera & Furukrona Family

WILLOW GATE:

- The Bieter Family
- The Gelles Family
- The Kahnamoui Family
- The Lee & Huang Family
- The Namin Family
- The Nohe Family