

A Publication of The Avenel Community Association

# Views from Avenel

Summer 2020

## 2020 Notice of Annual Meeting & Call for Nominations

The Annual Meeting of the Avenel Community Association will be held in a virtual format on Thursday, November 12, 2020 at 7:00 p.m. Further information about the meeting will be provided in the next printed communication that is mailed to owners.

An important item on the agenda will be the election to fill two (2) 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., October 2, 2020**. For your convenience, you may also send it via fax to **301-299-7169**, or email to **Lucy@liveatavenel.com**. Please note that nominations from the floor will not be feasible given the meeting format. If you wish to run for the Board of Directors, please submit your personal statement prior to the deadline.

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/ballot. 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 **Lucy@liveatavenel.com**.



## Welcome to Avenel

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

### ABBEY TERRACE:

- The Henao Family

### CHARTWELL:

- The Gavaris Family

### EAGLE RIDGE:

- The Abramson Family
- The Frederick Family

### OAKLYN WOODS:

- The Becker Family
- The Brown Family
- The Chapman Family
- The Huang Family

### PLAYER'S CROSSING:

- The Christensen Family
- The Ewing Family
- The Wang Family

### PLAYER'S GATE:

- The King Family
- The Rashti Family

### PLAYER'S TURNING:

- The Bentrum and Heller Family
- The Geng Family
- The Phillips Family

### PLEASANT GATE:

- The Adams and Naula Family

### PRESCOTT:

- The Anzorena and Ignacio Family
- The Feng and Kou Family
- The Guo and Xie Family
- The Komosa Family
- The Pfeifer and Ramos Family

### RAPLEY PRESERVE:

- The Lee Family

### THE GATES:

- The Baraya Family
- The Cervantes Family
- The Chen Family
- The Damas Family
- The Frazier Family
- The Kannapell Family
- The Munitz Family
- The Weinberg Family

### WILLOW GATE:

- The Caldwell Family
- The Todd Family

Avenel Community Association, Inc.  
9501 Beman Woods Way  
Potomac, MD 20854  
Tel: (301) 299-5916 • Fax: (301) 299-7169  
[www.LiveAtAvenel.com](http://www.LiveAtAvenel.com)

## Board of Directors

President .....Cliff Ehrlich  
Vice President/Secretary ..... Jennifer Kitchen  
Vice President/Treasurer..... Maureen Scott  
Vice President .....Tim Bender  
Vice President ..... Janelle Wright

## Homeowners Advisory Committee (HAC)

Abbey Terrace ..... Chris Cathcart  
(301) 602-2964 ..... 8913 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 ..... TBD  
Player's Gate ..... Leslie Libby  
(301) 365-2026 ..... 9412 Wing Foot Court  
Player's Turning ..... TBD  
Pleasant Gate ..... Evelyn 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 Bloomfield  
(301) 365-0079 ..... 9209 Town Gate Lane  
Willow Gate.. ..... TBD

## ACA OFFICE HOURS

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

General Manager ..... Lucy Wilson  
..... [lucy@liveatavenel.com](mailto:lucy@liveatavenel.com)  
Site Operations Manager..... Tom Ritter  
..... [tom@liveatavenel.com](mailto:tom@liveatavenel.com)  
Architectural Coordinator ..... Karen Tam  
..... [karen@liveatavenel.com](mailto:karen@liveatavenel.com)  
Community Manager ..... Colby Schlekeway  
..... [colby@liveatavenel.com](mailto:colby@liveatavenel.com)  
Office Manager ..... Jenna Hnath  
..... [jenna@liveatavenel.com](mailto:jenna@liveatavenel.com)  
Administration ..... Nicole Koonce  
..... [nicole@liveatavenel.com](mailto:nicole@liveatavenel.com)  
General Inquiries ... [customerservice@liveatavenel.com](mailto:customerservice@liveatavenel.com)  
McFall & Berry Landscaping ..... Lisa Gabriel  
..... [mcfallandberry@liveatavenel.com](mailto:mcfallandberry@liveatavenel.com)  
ACA Surveillance Supervisor ..... Ed Caldwell  
(301) 370-5484 ..... [ed@liveatavenel.com](mailto:ed@liveatavenel.com)  
Financial Management (CMI) ..... Tony Martella  
(301) 924-7355 ..... [tmartella@comsource.com](mailto:tmartella@comsource.com)

## Welcome to Our Newest Board Member:

Please join us in welcoming **Janelle Wright** to the Avenel Board of Directors. The Board of Directors appointed Janelle to fill the vacancy that resulted from Jeff Green's resignation. In accordance with the ACA Bylaws, her appointment will fulfill the remainder of Jeff Green's term (November 2021).

Janelle previously served on the HAC as the representative for Player's Turning. In addition, she serves as the representative for Avenel on the Montgomery County Quiet Skies Coalition (MCQSC). Janelle joins current Board members Cliff Ehrlich of Prescott, Jennifer Kitchen of Player's Gate, Tim Bender of Player's Gate, and Maureen Scott of Player's Turning.

We look forward to Janelle's participation on the Avenel Board and thank Jeff for his service to the community.

## From the Desk of Lucy Wilson General Manager

### Community Management during a Pandemic

As we prepare to send our newsletter to print, it has been about 5 months since COVID-19 dramatically changed our lives and life as we knew it came to a screeching halt. The "new normal" still feels nothing like normal, yet we all persevere and adjust as we look forward to brighter days ahead.

Not unlike the various challenges experienced across the world, managing a community during the pandemic disruption required quick and strategic action on the part of the Association. The ACA Board, Committees, and staff had to swiftly navigate daily administrative and operational decisions.

During this time of challenges and uncertainty, after hitting the pause button for a minute, community operations continued. Board, Committees, and staff continued to manage community affairs for the benefit of all our residents. Considered essential workers, our landscape partner, McFall and Berry quickly implemented safety measures for their team and the maintenance of our grounds continued without disruption. ACA surveillance staff stepped up and I am so proud that this group never missed a shift, providing our residents with a much-needed

sense of normalcy and security. Our site staff reported to Avenel every day and while social distancing requirements were observed, the daily tasks associated with maintaining the community continued without interruption. Office staff transitioned to remote work while staying connected with residents and managing the affairs of the community electronically. Board and Committee meetings transitioned to a virtual platform in order to continue to serve the needs of the community.

One difficult decision the Board faced was whether to open the pool this season. Once jurisdictional approval was granted, the decision was made to move forward with the opening while implementing the safety and capacity requirements. Working hand in hand with our pool management company, the Association was pleased to open this amenity and provide our residents with a recreational outlet.

As the dust has somewhat settled, and we continue to adjust to life with COVID, one takeaway for me is how much community matters. I have heard from countless residents who express their gratitude for life in Avenel. During times of uncertainty, the comfort and safety of home is magnified. A good neighbor is worth their weight in gold. Now, more than ever, we all need each other, and together, as a community, we will get through these difficult times.

# Avenel State of the Market 2020

(through August 12, 2020)

By Nancy Itteilag, Washington Fine Properties



## HIGHLIGHTS

HOMES FOR SALE	12 properties
HOMES UNDER CONTRACT	10 properties
HOMES SOLD AND SETTLED	29 properties
Average Sold Price	Just under \$1.4 million
Average Days on the Market	75 days
Median Days on the Market	40 days
Highest Sale YTD	\$2,555,000



## KEY TRENDS and NEW NEEDS

- Flexible work/living spaces
- More home office space
- More home school space
- Better designed floorplans
- Better lighting requirements
- State of the art internet and audio/visual requirements
- Better outdoor living areas, patios, decks, and pools

## OUR RECOMMENDATIONS

- Take this time to reassess your home and its current amenities.
- Make the time to remodel your kitchen, baths, outdoor spaces, and home office spaces.
- Assess any deferred maintenance, whether it is outdoor and indoor painting, new windows, new roofs, new gutters, or updated landscaping.

By making your home as up to date as possible, you will be able to enjoy these improvements. And when it comes time to sell, you will be well ahead of the game. Up to date homes sell faster, and why not enjoy the fresh new look while you are still contemplating your next move.

Data Source: Bright MLS as of August 12, 2020

*Disclaimer: The article contained herein is offered by Nancy Itteilag 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.*

## MARKET TRENDS

We are pleased to report that Avenel homes sales in 2020 are on a strong trajectory. As of this writing, we have sold and settled **29** homes in **2020** through the first two weeks of August. This represents a **45% increase** in the number of homes sold over 2019. A year ago, at this same time, we had 20 sold and settled properties. We also have another 10 homes that are currently under contract waiting to go forward to settlement. At this pace, should all continue to move forward through the fall, we should see the year finish up with a significant increase from a year ago.

What has changed? Buyers are spending more time at home and are re-evaluating their live/work environments. The demand for better home office space has never been higher. Often there are at least two residents working from home, and thus the need for flexible working spaces and often two home office areas. With the current trend toward online school at all levels, from elementary through university, we are seeing the need for quiet workspaces for multiple family members. And for many homeowners, they are realizing that they simply need a larger home or a different layout to accommodate these fast-changing needs. With interest rates at an all-time low, the affordability index has increased overnight. As a result, homeowners are remodeling to accommodate these needs or simply finding a better floorplan and/or more space by purchasing a bigger and better designed home.

Outdoor spaces are becoming more important than ever, whether for entertaining on a limited basis or simply spending more time outdoors as homeowners adjust to a “new normal” of spending more time at home.



# Stay Connected

## Register for Liveatavenel.com

Join the more than 550 residents who have already created a login to access the OWNERS section of [Liveatavenel.com](http://Liveatavenel.com).

Follow these instructions to create your personal login:

1. Go to [Liveatavenel.com](http://Liveatavenel.com)
2. Click on the **OWNERS** tab on the top right
3. Click on the register link
4. Complete the requested information
5. Your request will be sent to ACA staff for approval

Once approved, visit [Liveatavenel.com](http://Liveatavenel.com) to check out content only available to residents.

Postings include:

- Documents and Forms
- Architectural Guidelines
- Board of Directors and Modifications Committee Meeting Agendas
- Community News and Updates
- ....and more!

## Join Our Community Email List

The ACA regularly communicates updates and alerts to the community via email.

If you wish to be included on our email list, please contact the ACA office with your email information at [customerservice@liveatavenel.com](mailto:customerservice@liveatavenel.com), or sign up at [Liveatavenel.com](http://Liveatavenel.com).

## Follow Us on Social Media



Look us up on Facebook [@AvenelMD](https://www.facebook.com/AvenelMD) and hit "Like" for posts on community photos and events.



Follow us on Instagram [@avenelcommunity](https://www.instagram.com/avenelcommunity).

## ACA Board & Committee Volunteers – THANK YOU!

Like many of our residents, ACA Board and Committee members have had to adjust to virtual meetings and operating remotely. The ACA would like to take a moment to thank all the individuals that volunteer their time, expertise, and efforts on one of our various committees for the benefit of the Avenel Community. Our committees and volunteers are the backbone and fabric of our Association. The ACA Management and staff are truly thankful to have such an incredible group of volunteers. Please join us in taking a moment to thank your neighbors who graciously volunteer on behalf of Avenel.

## Avenel Pool:

The Association would like to thank everyone who participated in the preparation, opening, and operation of the Avenel pool this year. Collectively, the Board of Directors, Avenel Swim and Tennis Advisory Committee, our pool management company, American Pools, and ACA staff.

For an extended period of time, it was unclear whether pools would be permitted to open in any form for the 2020 season. Nonetheless, the Association took all necessary steps to prepare for a pool season, planning for the various scenarios that were laid out and continually changing. Once jurisdictional approval and guidance was received, all the initial preparations resulted in the successful opening of the Avenel pool.

The lifeguards have done a fantastic job this season maintaining the pool while following all the new and required protocols. We implemented a reservation system to monitor capacity and provide opportunities for use by as many as possible. While this pool season has certainly looked different, we are so pleased that the opening of the Avenel pool has provided an outlet for residents, and happy to see new faces enjoy the facility this year. As we wrap up the 2020 pool season, we also extend our thanks to the many residents who have reached out with positive feedback, and for understanding and conforming with the protocols put in place this year.

## Montgomery County Pesticide Ban:

As we are well into the hot months of summer, many residents are noticing first-hand the impact of Montgomery County Bill 52-14. As many are aware, and as the Association has communicated in the past, the legislation prohibits the use of traditional products utilized to control crabgrass and other seasonal weeds.

Without the ability to apply traditional post and pre-emergent products to turf, many lots are experiencing an overabundance of weeds and unfortunately, our options for treatment are very limited. The Association continues to evaluate the effectiveness and cost of the organic alternatives to make the best informed decision for the

community. As previously communicated, while less effective, the cost of the organic products is substantially higher than that of traditional products.

We understand and share in the frustration that many of our residents have expressed. Thank you for understanding that our options are limited.

With the absence of traditional pre and post emergent weed controls, owners should evaluate their own turf to identify methods to improve overall turf health. For tips and ideas, please contact your landscape professional and/or McFall and Berry.

## 2020 Virtual Food Drive:

Food banks across the country have seen a massive increase in need due to the impacts of the COVID-19 pandemic. The Capital Area Food Bank, a non-profit, serves those locally who are food insecure, particularly during this time of great need. Prior to the pandemic, the food bank was providing 30 million meals annually, both directly and working with more than 450 local partners, to nearly 415,000 people in our region experiencing food insecurity. Due to the pandemic, they have steadily increased the amount of food they distribute to the growing group of those in local communities who are in need.

The ACA would like to extend a thank you to all our residents who generously donated and helped "Team Avenel" surpass our virtual fundraising goal of \$2,000. If you would like to give, our donation page will remain open through **October 31, 2020**:

<https://giving.capitalareafoodbank.org/team/8s1z9g>.



## Friendly Reminders – Fall 2020:

- Modifications Reminder** – Planning an addition or improvement to your lot? Please remember that all exterior changes, from playsets to tree removals, or other changes to your existing landscape requires approval by the Modifications Committee prior to the commencement of work.  
For larger or more complex projects, consider submitting your application before the deadline. ACA staff is happy to guide you through the process.  
Residents are asked to submit their modification applications electronically to [karen@liveatavenel.com](mailto:karen@liveatavenel.com) in one all-inclusive PDF. Applications are due by the 1st Monday of each month.
- Street Parking** – Please be mindful of keeping the streets and roadways accessible and free of congestion by parking your vehicles in the driveway or garages whenever possible – garage doors should be maintained in the closed position when not actually entering or exiting the garage.
- Solicitors** – To the extent permissible by law, soliciting is not permissible in Avenel. If you are approached by door to door solicitors, do not engage the solicitor and contact our surveillance staff at **301-370-5484**, or the ACA office during regular business hours at **301-299-5916**.  
Residents are reminded to proceed cautiously when engaging contractors who solicit by mail or in person. Check references carefully and consult with neighbors to help ensure that a contractor is reliable and has a proven track record.
- Trash/Recycling Containers** – Potomac Disposal picks up trash on Mondays and Thursdays. Recycling is picked up by Montgomery County on Tuesdays. Residents are reminded that trash/recycling containers should be removed, and stored inside the premises, by evening on pickup days.
- Pets** – With many of our residents home right now and using the walking paths, the ACA would like to remind residents to always leash and clean up after your pets. Besides being unsightly and smelly, animal waste can be hazardous to the health of children and other pets. Bring a pet waste collection bag with you – or two! – to pick up your pet's waste and then dispose of it properly in one of the pet waste receptacles located throughout the community. By taking a few simple steps to clean up after your pet, you can help keep our community clean and beautiful for the enjoyment of all our residents.
- Signage** – Residents are reminded that outside signage is prohibited within the community unless approved by the Association. Approved signage includes Avenel For Sale/Rent signs that are installed by ACA staff and professional security signs, not to exceed 10" x 12" in size. Remind your contractors of Avenel's no signage policy and ask that they not display company advertising signs while working in the community.  
In accordance with Montgomery County Code, temporary political signs may be posted on a resident's property thirty (30) days prior to an election and should be removed within seven (7) days following the election.

## Get Involved:

Are you looking for a way to give back to the Community? We are always looking for volunteers.

- **Homeowners Advisory Committee (HAC)** – There are currently openings on the HAC for the villages of Player's Crossing, Player's Turning, Prescott, Saunders Gate, and Willow Gate. There are upcoming openings for the villages of Eagle Ridge, Rapley Preserve and The Gates.
- **Modifications Committee** – There are currently openings for alternate members and upcoming openings for regular members.
- **Standards Committee** – There are currently openings for alternate members and upcoming openings for regular members.
- **Swim and Tennis Advisory Committee** – There are currently openings for regular members.
- **Ad Hoc Landscape Committee** – Openings are available for regular members.
- **Ad Hoc Social Committee** – The Social Committee plans and organizes social events for residents to get to know each other throughout the year. All levels of involvement on the committee are welcome, whether it is volunteering for one event, finding a sponsor for an event, or joining the committee as a member. If you would like to become involved in some capacity, please contact the ACA office. Sadly, our calendar of social events this year were cancelled, but we look forward to planning and connecting again soon.

If you are interested in volunteering on an ACA Committee, or would like more information, please contact the ACA office for more details. Time commitments vary depending on the committee. All ACA Standing Committee terms are three (3) years in length.

## Contractor Referrals – We Need Your Help!

Many of our residents check our community supported Contractor Recommendations Book to find a contractor as recommended by fellow residents. The best way for the book to be useful is to have a lot of recommendations -- but the number of recommendations has dwindled over the years.

Can you commit to recommending one contractor, or two?

If you've engaged the services of a contractor that you would like to recommend to the community, please fill out a Contractor Recommendation form. The form is available in a "fillable" format at [Liveatavenel.com](http://Liveatavenel.com) and upon request from the ACA office. Recommendations for snow removal are particularly needed.

## 2020 ACA Shred Day:

SAVE THE DATE! Our annual Shred Day event, originally scheduled

for May 11th has been

rescheduled for **Saturday, October 24, 2020** from 9am - 12pm at the Avenel Swim and Tennis parking lot.

### Shredding:

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

### E-Waste Recycling:

Residents will be able to dispose of audio/visual equipment, computers, laptops, printers/scanners, TVs under 40", cell phones, small A/C units, and other electronic waste. Please note computer monitors **WILL NOT** be accepted.

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

**Thanks to our event sponsors, Steve Kirstein of BOWA and Stephanie McGovern of The Burr Group.**

## ACA Office Operations:

ACA Office/Administrative staff returned to the office in late June, on a rotating basis during normal business hours (Monday – Friday, 9am – 5pm). Email remains the most effective way to reach staff. A staff email directory can be found on our web page at

[LiveatAvenel.com](http://LiveatAvenel.com). Telephone calls will be answered to the best of our ability, largely dependent on staffing levels on any particular day. Please keep in mind that the office is closed to visitors at this time.

The Association will continue to evaluate the situation and keep you informed of any changes as they relate to office operations.



## News&Notes

### Virtual Board and Committee Meetings:

Due to the ongoing COVID-19 pandemic, Board of Directors and Committee meetings will continue to be held remotely until further notice. For information about how to join a meeting, please contact the ACA office at [customerservice@liveatavenel.com](mailto:customerservice@liveatavenel.com).

### Landscape Survey Results:

Thank you to those residents who took the time to complete the 2019/20

Landscape Survey. The

Landscape Survey is sent to residents each year to gauge their satisfaction with the landscape services provided by McFall and Berry for their individual lot. We truly appreciate the feedback that you provide – both positive and otherwise.

This year, 172 out of 900 households completed the survey, compared to 168 last year.

Management is currently evaluating the responses and will carefully review the results and use the feedback 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.



### Quarantine Pet Photo Contest:

*Calling all pup-arazzi!*

Show us what your pet is up to while you're at home by entering Avenel's Quarantine Pet Photo Contest this November. The most loved pics – as voted by Avenel residents - will win fun prizes from Bone Jour and be featured on Avenel's social media pages and the Avenel website.

Keep an eye on your inbox — contest details are coming soon!

**Thanks to our contest sponsor, Becky Pugh of Bone Jour.**

### Financial Status (unaudited) As of July 31<sup>st</sup>, 2020

#### ASSETS

Cash .....	\$ 5,321,220
Accounts Receivables .....	\$ 66,528
Current Assets .....	\$ 31,043
Fixed Assets .....	\$ 1,214,199
TOTAL ASSETS .....	\$ 6,632,990

#### LIABILITIES

Current Liabilities .....	\$ 322,526
Note Payable .....	\$ 652,179
TOTAL LIABILITIES .....	\$ 974,705

**MEMBERS EQUITY** ..... \$ 5,658,285

\*Information provided by Comsource Management, Inc.

*Disclaimer: Advertisements in this newsletter are not endorsements or recommendations by the ACA. Any transactions with vendors found in our newsletter, including payment and delivery of related goods or services, and any other terms, conditions, warranties or representations associated with such dealings, are solely between the individual and vendor.*



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- Flagstone
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[info@potomacremodeling.net](mailto:info@potomacremodeling.net)

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Avenel References | MHIC # 91637

Advertisement\*



# Views from Avenel

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

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## Upcoming Meetings\* / ACA Events:

- ✕ **The Modifications Committee** – The Modifications Committee meets on the 2nd Monday of every month at 6:00pm. 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.
- ✕ **The Homeowners Advisory Committee** – The HAC generally meets once per quarter at 6:00pm. The remaining meeting for 2020 is scheduled for November 18th.
- ✕ **The Board of Directors** – The Board of Directors generally meets on the 3rd or 4th Tuesday, every other month, at 8:30am. The next Board meeting is scheduled for Tuesday, September 22nd.
- ✕ **2020 ACA Shred Day** – October 24th, 9am – 12pm @ Avenel Swim and Tennis parking lot
- ✕ **2020 Annual HOA Meeting** – November 12th at 7:00pm via virtual platform
- ✕ **Quarantine Pet Photo Contest** – November 2020



*\*Due to the ongoing COVID-19 pandemic, Board of Directors and Committee meetings are currently being held virtually. For more information, please contact the ACA office.*

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