

AVENEL COMMUNITY ASSOCIATION FLYER

January 10, 2023

REFLECTING ON 2022... STEPPING INTO 2023...

AND BIDDING A FOND FAREWELL TO OUR FRIEND AND COLLEAGUE, KAREN TAM

by Lucy Wilson | General Manager

As this communication reaches our Avenel family, 2022 is in the rear-view mirror. Individually, many have taken stock of the past year's accomplishments and victories and identified where we may have fallen short, greeting the New Year with renewed enthusiasm, wishes, goals, and optimism.

Collectively, the ACA management team also reflects on the past year's performance and goals and focuses on the year ahead and how we can best serve the community's interests. The Avenel team, or the "A" team as I refer to them, is dedicated to serving our residents and community to the very best of our ability. Each year we renew our commitment to serving the community in a manner that meets or exceeds the Avenel standard. This year, the composition of our team will look different as we bid a bittersweet farewell to our long-standing team member Karen Tam, who has earned a well-deserved retirement.

Whether a long-term or newer resident, chances are you've either met, spoken to, or emailed Karen. Karen has been a dedicated, capable, and instrumental member of our management team for longer than she may prefer I mention. But legend has it she worked as a hostess at the developer's sales trailer in the days leading up to the Avenel ground-breaking. For most of the last twenty years, Karen served as the Modifications and Compliance Administrator and did so in an exemplary manner. Her historical knowledge of Avenel and ability to recall details from years ago is remarkable and has been invaluable. The community has benefited greatly from Karen's experience, dedication, and genuine love of everything Avenel. From the viewpoint of the management team, we are not only losing a colleague but bidding farewell to a valued and loved member of our Avenel family.

Karen, may you be proud of the work you have done, the person you are, and the difference you have made. You will be missed more than you know, but we celebrate as you forge ahead to new adventures.

Colby Schlekeway will assume most of Karen's responsibilities and is well-versed and ready to take on a new role and challenge. While he has big shoes to fill and will also remain active in other areas, I have all the confidence that Colby will rise to the occasion and excel.

2023 ASSESSMENTS

Assessment coupons for 2023 have been mailed and should have been received by all residents. For those residents who pay by automatic debit, make sure to modify your disbursement amount.

Automatic debit is a simple and convenient way to pay your assessments. To enroll or for questions regarding your account or assessment coupons, please contact CMI at (301) 924-7355 or Tony Martella at tmartella@comsource.com.

Introducing the New and Improved Avenel Website – *Liveatavenel.com*

ONLINE PURCHASING IS NOW AVAILABLE!

The Association invites you to explore our new and improved website at [Liveatavenel.com](https://liveatavenel.com). Take advantage of some great features we added just for you, including:

- Online purchasing for select items
- Easy-to-complete fillable forms
- Improved site navigation
- Easy access to community emails
- Contractor referrals
- New Community photos and videos
- Architectural Guidelines and other important documents/forms
- Contact information for all Avenel staff

Explore the **OWNERS** section by creating an account – it's quick & easy!

1. Select the OWNERS button on the home page
2. Click **register link** and follow the prompts
3. Your request will go to ACA staff for approval.

WINTER WEATHER PLAN

The Association's winter weather plan is enacted when there is the potential for winter precipitation, including snow, sleet, or freezing rain. Generally, the policy is that snow is removed by the combined efforts of Montgomery County and McFall and Berry by plow when the snowfall accumulation reaches 2 inches (2") or more. If the snowfall is less than two inches, it is generally the Association's policy to treat any impassible or unsafe areas with ice-melting products. Common area sidewalks are also cleared and treated with ice-melting products where necessary.



Montgomery County ordinance requires that residents clear the sidewalks adjacent to their lots within twenty-four (24) hours of the end of precipitation. In addition, please keep vehicles stored in driveways to avoid interference with snowplow efforts and so that snow plows can get through streets safely and effectively, particularly in narrow streets and cul-de-sacs.

TENNIS COURT HILLSIDE LANDSCAPE RENOVATION

A large-scale renovation of the hillside landscape at the Avenel Swim & Tennis Facility was completed in

November 2022. The Juniper plantings installed on the hillside approximately 20 years ago were in severe decline and had been an eyesore for several years. The Association employed the Intreague Landscape Architecture firm to create new design options. The plan selected is a Strong Drift Planting which gives rise to strong swaths of planting drifts, as you might see in nature but with a manicured approach. Large arcs were pulled through the planting area to create more of a natural impact. The planting area features 14 species of plants and includes trees, shrubs, perennials, grasses, and groundcovers, providing varying seasonal interest throughout the year. We hope residents will enjoy and appreciate the new plantings as they break dormancy and mature during the 2023 growing season.

LANDSCAPE WEBINAR SERIES

The Association is pleased to announce that a series of webinars will begin in January 2023, covering various landscape topics. McFall & Berry management will lead the webinars with participation by ACA staff. A question-and-answer period will follow each presentation. Dates and times will be sent to residents via email in advance of each webinar.

The first webinar will be held on **January 25 from 6:30-8:00 p.m.** and will address routine pruning services and the benefits of dormant/rejuvenation pruning. Visit [Liveatavenel.com](https://liveatavenel.com) for the Zoom link.

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LANDSCAPE SERVICES GENERAL CALENDAR 2023

by Tom Ritter | Site Operations Manager

The Association routinely communicates a weekly landscape schedule that summarizes specific services anticipated in the coming week for each village. The schedule, while subject to change, primarily due to weather conditions, is electronically disseminated to provide residents with the most recent scheduled services. Below is an annual summary of services included, and time frames, for the 2023 calendar year. Residents should note that the order in which villages are provided certain services are often rotated from year to year so that not one village is always first or last to receive services. Other factors also impact scheduling. Please continue to check your inbox for the weekly schedule for the most current information, and feel free to contact the ACA office with any questions.

January 3 – March 31	Ornamental grass & perennial cutbacks
January 3 – January 31	Leaf removal and debris pick up
March 1 – May 13	Mulching. Beds are edged, followed by an application of 2" of mulch. This schedule may be adjusted or delayed by adverse weather conditions.
March 15 – May 15	Lawn fertilization - 2 applications of a synthetic/organic blend fertilizer
March 28 – December 15	Mowing is scheduled every 7-10 days between late March and the end of September and every 15 days from the beginning of October through mid-December. During wet soil conditions, mowing may be delayed or some areas may be avoided to minimize damage to the lawn.
April 1 – September 30	Broadleaf turf weed control - 4 spot applications of an organic control product. Reminder: The Montgomery County Pesticide Ban prohibits use of traditional synthetic herbicides used to control the majority of summer annual turf weeds.
May 1 – October 31	Pruning of shrubs and certain ornamental trees. Four cycles occur every 6 weeks. The first cycle is the most labor-intensive, and the last cycle is the least labor-intensive.
August 20 – October 31	Lawn aeration and seeding- 100% of the lawn areas are double aerated and seeded.
September 1 – October 31	Lawn fertilization - Two applications of a synthetic/organic blend fertilizer to assist in the recovery of turf damaged the previous summer.
October 15 – December 23	Leaf removal - 3 cycles with the goal of completing the 2 nd and 3 rd cycles before Thanksgiving and Christmas. The order of completion of each cycle is largely driven by addressing areas with the greatest need each week. Rain, windy conditions, snow, and frozen ground may impact the schedule.

SAFETY/THEFT PREVENTION TIPS

by Ed Caldwell | Surveillance Supervisor

As residents know, there has been a series of break-ins in the Potomac/Bethesda area, including some in Avenel. The following safety and theft prevention tips are recommended by the Montgomery County Police Department.

- Keep your house locked at all times. Lock all outside doors and windows before you leave the house or go to bed.
- If you have an alarm system for your home, use it! If not, consider investing in one and/or surveillance cameras.
- Leave lights on when you go out and keep all outdoor areas well-lit.
- Keep your garage door closed and locked, even when at home. If you have an attached garage, lock the door to the house.
- Don't allow daily deliveries to build up while you are away. Arrange with the post office to hold your mail or ask a friend or neighbor to pick it up regularly.
- Keep a detailed inventory of your valuable possessions and keep a copy in a safe place, away from home.
- Always lock your vehicle and arm vehicle alarms where available.
- Park your car in a garage rather than in the driveway or on the street.

- **If you notice anything suspicious in your neighborhood, call the police non-emergency number at 301-279-8000. For all emergencies, dial 9-1-1. After calling the police, please contact Avenel Surveillance at (301) 370-5484.**

ARE YOU MISSING OUT?

The Association primarily communicates electronically. We regularly send out important information via email, including community updates and safety alerts. Be in the know and sign up for our mailing list by sending a quick email to customerservice@liveatavenel.com with your email information.

VOLUNTEER OPPORTUNITIES

Social Committee –

Last year we had a host of community events thanks to our volunteers' efforts and hard work. The Social Committee is always seeking additional help to plan and execute the various annual events. It may seem difficult to find time to volunteer with a busy schedule, but many rewards come along with volunteering, including:

- Meeting neighbors and making new friends.
- Feeling good about giving back to the community.
- Contributing to community spirit and having fun!

As a volunteer, you can assist with planning or volunteering at one event or become a regular team member on the Social Committee.

Contact Colby at colby@liveatavenel.com to get involved with an upcoming event or join the Social Committee.

Modifications and Standards Committees –

The Modifications Committee and Standards Committee are comprised of residents who volunteer their time and commit to upholding the community-wide standard and preserving the architectural and aesthetic standards of the community for the benefit of all homeowners.

If you would like to work with your neighbors and assist them in the process of making exterior improvements to their homes, then the **Modifications Committee** may be the committee for you! Key requirements include:

- Attending meetings held on the second Monday of each month at 5 p.m.
- Taking time to review applications and visit the properties before meetings; and
- Being committed to assuring that improvements are consistent with Avenel's architectural guidelines.

Volunteers with a background or knowledge of construction, architecture, engineering, landscape, and design are especially needed.

If you're interested in adjudicating outstanding violations and enforcing the community-wide standards in a fair and consistent manner, the **Standards Committee** may be the committee for you.

The Standards Committee meets at 5:00 p.m. on the first Tuesday of the month on an as-needed basis.

Homeowners Advisory Committee –

The Homeowners Advisory Committee consists of resident volunteers, with one representative serving from each village in Avenel. HAC members are kept current on matters affecting the community at-large and relay village-specific concerns to ACA Management. The committee meets quarterly at 6:00 p.m. Openings are available for the villages of Chartwell (appointment pending), Player's Gate, Pleasant Gate, & Saunders Gate.

Thank you to all our past and present volunteers who have contributed to an even better Avenel community.

A MESSAGE FROM THE AVENEL SWIM TEAM

Seasons greetings from the Avenel Alligators! We wish our swim team families and friends a happy and joyous New Year.

The team spirit is very much with us as we are busy planning for a new and exciting summer 2023 season. We look forward to welcoming back our returning swimmers and meeting new ones.

Thank you to our 2022 Swim Team Sponsors, Nancy Itteilag of Washington Fine Properties, McFall and Berry, Reed International Law & Consulting, Mervis Diamond Importers, and Resolute Solutions Consulting for their generous support.

If you have questions about the swim team, please reach out to Christine Lee at leechristine4@verizon.net.

TENNIS & PICKLEBALL

Spring will be here before we know it! If you are interested in tennis and/or pickleball lessons, contact Coach George Odiong at odiongg@gmail.com.

2022 COMMUNITY EVENTS

by Colby Schlekeway | Community/Compliance Manager

The year 2022 was one of the best yet for Avenel social events/functions. Whether it be the record-setting attendance for the pool opening, 4th of July Parade, Halloween Trunk or Treat events, or the sheer number of events held, the community truly came together. These functions are a great way for parents and children to get to know their neighbors and form strong community bonds.

For these events to be successful, we need volunteers to help plan and organize before each event and volunteers to help during the events. A huge thanks go to the Social Committee for taking on the brunt of the volunteer work. If you do not have the time to commit to serving as a regular member on a committee but enjoy the events held by the Association, please consider volunteering for at least one event a year so that burden does not lie with just a few. A huge thanks go out to our event sponsors as well.

Event	Sponsor
Pool Opening & Grilling Social	<i>Heller Coley Reed of Long & Foster Real Estate</i>
Avenel Family Movie Night	<i>Wendy Banner and the Banner Team with Long & Foster Real Estate</i>
4 th of July Bike Parade	<i>Traudel Lange with Compass Bagels 'N Grinds</i>
Ice Cream Social	<i>Avenel Swim Team</i>
Shred Day/ E-waste Recycling	<i>Steve Kirstein with BOWA Construction Stephanie McGovern with TTR Sotheby's International Realty</i>
Adults-only Happy Hour at the pool	<i>ACA</i>
Halloween Trunk or Treat Party	<i>Traudel Lange with Compass McFall and Berry Landscape</i>



The Avenel Community Association extends a warm welcome to the following new residents who joined our community.

Abbey Terrace

- The Kelleher Family
- The Shue' Family
- The Yoo Family

Chartwell

- The Arora Family
- The Buchman & Falaschi Family
- The Mikkelson Family

Eagle Ridge

- The Bonanno & Tagaris Family
- The Gill & Lewi Family
- The Kumar & Sural Family
- The Leung & Sochol Family
- The Lucas Family
- The Monroe Family
- The Podoll Family
- The Rahman Family

Oaklyn Woods

- The Bond & Salame Family
- The Skoutelas Family

Player's Crossing

- The Fraser Family
- The Hall Family
- The Heiman & Yee Family
- The Holden Family

Player's Turning

- The Agne Family
- The Dalal & Long Family
- The Schreiber

Players Gate

- The Cutler Family
- The Waddell Family

Pleasant Gate

- The Alves & Sikorski Family
- The Jaramillo Family

Prescott

- The Abod Family
- The Chambers Family
- The Ganjei Family
- The Rose Family

Rapley Preserve

- The Breed & Mantin Family
- The Drakeman Family
- The Vaughan Family

The Gates

- The Cala Family
- The Gilmore Family
- The Morris Family
- The Rey Family
- The Vey Family

Willow Gate

- The Cohen Family
- The Favreau & Kim Family

AVENEL STATE OF THE MARKET 2022

By Scott Becker, Esq., Realtor, Keller Williams Capital Properties
A 19-Year Resident of Avenel



2022 By the Numbers

The pandemic-fueled housing market of 2020 and 2021 began to cool beginning in the second quarter of 2022. Rising mortgage interest rates, which more than doubled between January and October, combined with near-record inflation to slow home sales in Avenel, as it did throughout the DMV and nationwide.

Where 2020 and 2021 saw 55 and 56 homes sold respectively, 2022 registered 41 closed sales. And, while the number of homes sold decreased by 27% from 2021 to 2022, those placed on the market in Avenel sold nearly twice as fast as they did in 2021. The average of 20 days on the market in 2022 versus an average of 37 days on the market in 2021 reflects continuing strong demand and low inventory for homes in Avenel. Another indicator of strong demand for homes in Avenel is the average ratio of sold price to list price, which increased from 98.5% to 102% from 2021 to 2022.

Avenel Market Trends in Brief

- Home Sales Closed in 2022 vs. 2021: **Down 27%**
- Average Days on Market in 2022 vs. 2021: **Down 46%**
- Average Ratio of Sold Price to List Price in 2022 vs. 2021: **Up 3.5%**

The Bottom Line

Fewer homes sold, but they sold faster and, on average, for more than the asking price. With interest rates now dropping and the option of refinancing later for buyers and with inventory likely to remain low for the near future, 2023 promises to be a good year to sell your home in Avenel (not that you'd want to leave).

Based on data from Bright MLS as of December 12, 2022.

UPCOMING MEETINGS* / ACA EVENTS

The Modifications Committee – The Modifications Committee meets on the 2nd Monday of every month at 5:00 p.m. 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 5:00 p.m.

The Homeowners Advisory Committee – The HAC generally meets once per quarter at 6:00 p.m. The meeting dates for 2023 are scheduled as follows: February 22nd, May 17th, September 13th, and December 13th.

The Board of Directors – The Board of Directors generally meets on the 3rd or 4th Tuesday, every other month, at 8:30 a.m. The next Board meeting is scheduled for Tuesday, January 17th.

Please note that meeting dates and times are subject to change and may be held in person or in a virtual or hybrid format. Be sure to check [Liveatavenel.com](https://www.liveatavenel.com), or the ACA Bulletin Board, for current meeting dates/times, updates & important Community alerts, or call the ACA office at your convenience.

APPLY BEFORE YOU MODIFY

Applying after a modification has commenced or been completed is not compliant with the Association's process and could ultimately result in the requirement of changes that could be costly to owners.

As the community ages, we have seen dramatic increases in the number of home improvements. Keep them coming – it's great to see investment in all of the homes. But please...apply first.

The application form and guidelines may be downloaded from the ACA website, Liveatavenel.com or picked up at the ACA office.

Questions? Contact the ACA office or Colby Schlekeway at colby@liveatavenel.com

CONTACT US

ACA staff is here to help you. Contact us with any questions at (301) 299-5916 or the email addresses below.

General Inquiries

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Ed Caldwell, Surveillance Supervisor

ed@liveatavenel.com

301-370-5484

Lisa Gabriel,

McFall and Berry Customer Service Representative

mcfallandberry@liveatavenel.com

Apply Before You Modify: *4 step guide*



STEP 1:

Fill out the modification application form. The form and guidelines can be found on our website at liveatavenel.com

For any questions please contact the ACA office



STEP 2:

Submit the application with supporting documentation by the deadline which is the first Monday of the month.



STEP 3:

The Modifications Committee meets on the second Monday of the month to review modification requests.



STEP 4:

Following the meeting you will receive the outcome of your request via email/mail.

