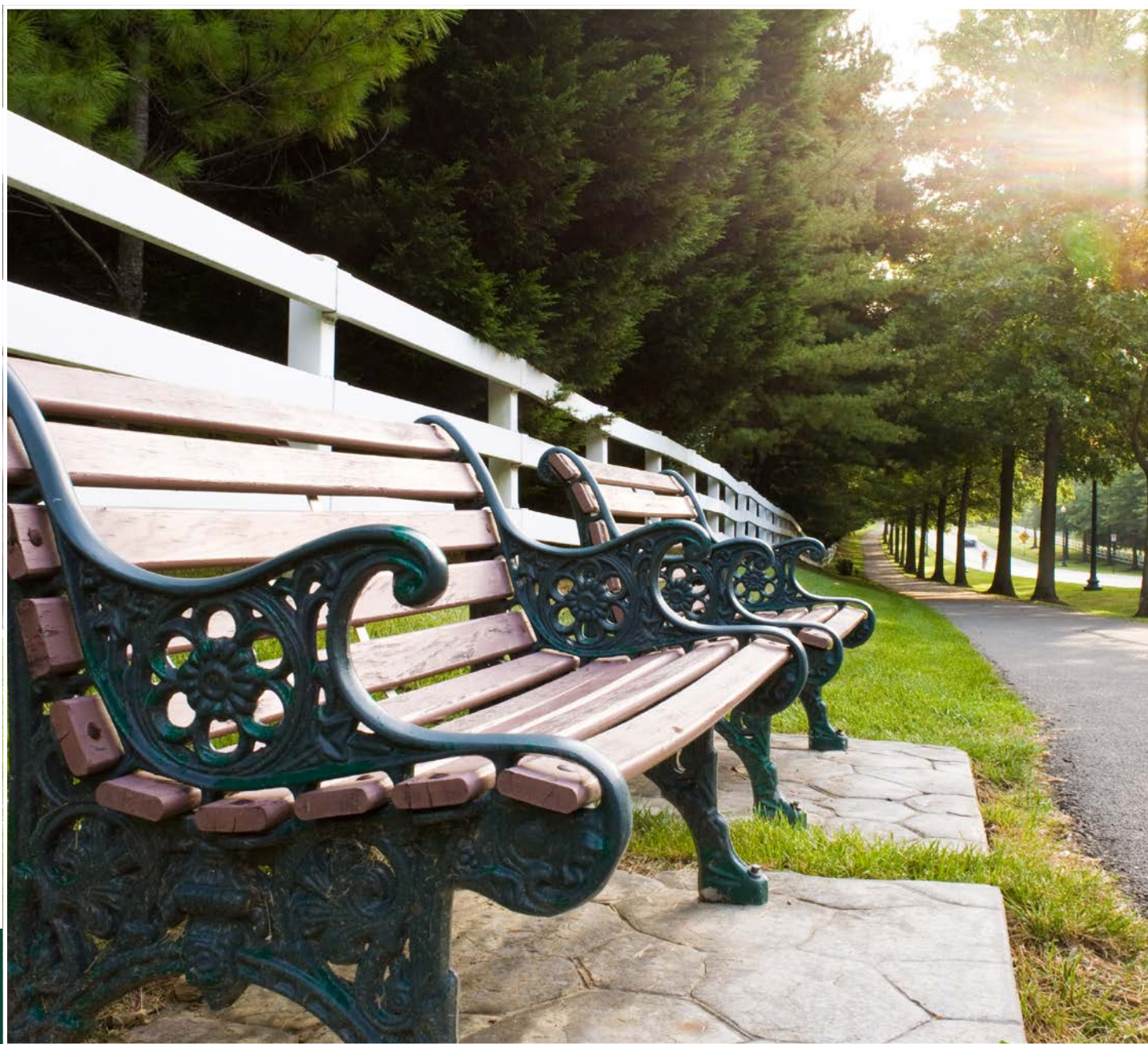


Winter 2024

Views from
AVENEL

A Publication of The Avenel Community Association



2024 Assessments

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Happy New Year 2024

New Year's Resolutions for strengthening our community bonds:

- Meet at least one new neighbor
- Attend a community event
- Play tennis, pickleball, or go to the pool at least once
- Acknowledge and greet every neighbor on your daily walk
- Welcome a new neighbor to the community
- Organize a village or block party
- Inquire about the various volunteer opportunities available at Avenel
- Surprise a neighbor with a small gift, baked goods, or treats
- Pick up a piece of litter
- Borrow or share a book at Avenel's Little Free Library
- Offer to walk a neighbor's dog or pet sit
- Thank a board or committee member for their service
- Contact an ACA staff member just to say hi



Website News

Recent postings to Liveatavenel.com:

- **Meeting Agendas** for the Board and Modifications Committee
- **Community Emails.** You can also read past issues of our Views from Avenel newsletter.
- **Link to Recording of WSSC Meeting on December 4th**
- **New and Revised Architectural Guidelines**
- **2023 Annual Meeting Minutes (DRAFT)**

Have you registered for the OWNERS section?

1. Go to the home page and click on the OWNERS button.
2. Click the **register link** and follow the instructions.
3. ACA staff will approve your request.

Let's Connect on Social Media!

Connect with us on Facebook, Instagram, and YouTube to stay informed on upcoming Avenel social events and activities, new photos and videos, and more. Show your support by liking our posts and sharing content with your friends and neighbors.

Facebook: @AvenelMD

Instagram: @avenelcommunity

YouTube: Avenel Community

2023 Annual Meeting

Election Results:

The Annual Homeowners Meeting took place at the TPC Potomac at Avenel Farm on November 15, 2023. Thank you to all the residents who attended and participated.

The ACA held elections for three vacant Board positions at the Annual Meeting. We are happy to welcome back returning Board members, Mr. Cliff Ehrlich of Prescott, Mr. John Murphy of Prescott, and Ms. Janelle Wright of Player's Turning. They will join current Board members Mr. Tim Bender of Player's Gate and Ms. Maureen Scott of Player's Turning.

The Board elected Janelle Wright to the position of President, John Murphy as Secretary, and Maureen Scott as Treasurer. Please join the ACA in congratulating our returning Board members and thanking them for their continued commitment to Avenel.

Draft meeting minutes from the evening are available on the Avenel website at Liveatavenel.com.

Financial Status (unaudited)

As of November 30, 2023

ASSETS

Cash	\$5,417,191
Accounts Receivables	\$84,349
Current Assets	\$54,927
Fixed Assets	\$1,204,653

TOTAL ASSETS

\$6,761,118

LIABILITIES

Current Liabilities	\$414,739
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MEMBERS EQUITY

\$6,346,379

*Information provided by Comsource Management, Inc.

Welcome to Avenel

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

Chartwell:

The Liu Family

Oaklyn Woods:

The Zhang Family

Player's Crossing:

The Cross Family

Player's Turning:

The Jung Family

Saunders Gate:

The Seavers Family

The Gates:

The Yang Family

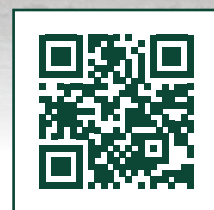




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AVENEL



Views From Avenel

Avenel Community Association, Inc.
 9501 Beman Woods Way
 Potomac, MD 20854
 (301) 299-5916 FAX (301) 299-7169
www.liveatavenel.com

Board of Directors

President Janelle Wright
Vice President/Secretary John Murphy
Vice President/Treasurer Maureen Scott
Vice President Tim Bender
Vice President Cliff Ehrlich

Homeowners Advisory Committee (HAC)

Abbey Terrace Chris Cathcart
 (301) 602-2964 | 8913 Abbey Terrace
Chartwell Debbie Maloy
 (202) 271-0458 | 10040 Chartwell Manor Court
Eagle Ridge Kathleen Pettit
 (301) 469-7454 | 7105 Natelli Woods Lane
Oaklyn Woods Kim Reed
 (202) 427-9030 | 9868 Avenel Farm Drive
Player's Crossing TBD
Player's Gate Erik Kimel
 (646) 301-3352 | 9321 Crimson Leaf Terrace
Player's Turning Lisa Kaiser
 (301) 922-3058 | 9704 Holloway Hill Court
Pleasant Gate TBD
Prescott TBD

Rapley Preserve Amy Michaels
 (301) 365-5665 | 8519 Rapley Preserve Circle
Saunders Gate Talia Farber
 (917) 969-8909 | 8905 Holly Leaf Lane
The Gates David Carples
 (301) 922-3999 | 7804 Fox Gate Court
Willow Gate TBD

ACA OFFICE HOURS

Mon.-Fri. 9:00 am -5:00 pm
 (301) 299-5916

General Manager Lucy Wilson
lucy@liveatavenel.com
Site Operations Manager Tom Ritter
tom@liveatavenel.com
Community/Compliance Manager Colby Schlekeway
colby@liveatavenel.com
Office Manager Jenna Hnath
jenna@liveatavenel.com
Administration Fatima Khan
fatima@liveatavenel.com
General Inquiries customerservice@liveatavenel.com
McFall & Berry Landscaping Lisa Gabriel
mcfallandberry@liveatavenel.com
ACA Surveillance Supervisor Ed Caldwell
ed@liveatavenel.com
 (301) 370-5484
Financial Management (CMI) Tony Martella
tmartella@comsource.com
 (301) 924-7355

2024 Assessments:

Assessment coupons for 2024 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.

Are You Missing Out?

The ACA regularly communicates information and alerts to the community via email. If you wish to be included on our mailing list, contact the ACA office with your email information at 301-299-5916, by email at customerservice@liveatavenel.com, or sign up on our website at Liveatavenel.com.

Kids at Avenel:

By Tammi Damas

Happy New Year! The Kids at Avenel membership continues to grow, with new families joining and new additions to some of our existing Avenel families. Due to the conflicting travel and camp schedules of many of our Avenel residents, K@A took a pause from event planning over the summer. However, we kicked into high gear with the start of the school year and were able to hold two Moms' Nights Out hosted by Puja Shah and Maria Claudia Escandon. Also, our annual Fall Festival was held off-site, and we had our first field trip to Butler's Orchard for their annual Pumpkin Festival in October.

We are looking forward to continuing the momentum from the Fall into the new year. If anyone is interested in planning/hosting a Moms, Guys, Parents Night Out, or a family event, please contact Tammi Damas at kidsatavenel@gmail.com. Feel free to contact Tammi as well about joining K@A.



Avenel Directory Update

From the Avenel Community Association Staff

The next update to our Community directory is set for publication in 2024! 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 31, 2024. Updates may be faxed to (301) 299-7169 or emailed to customerservice@liveatavenel.com.

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.

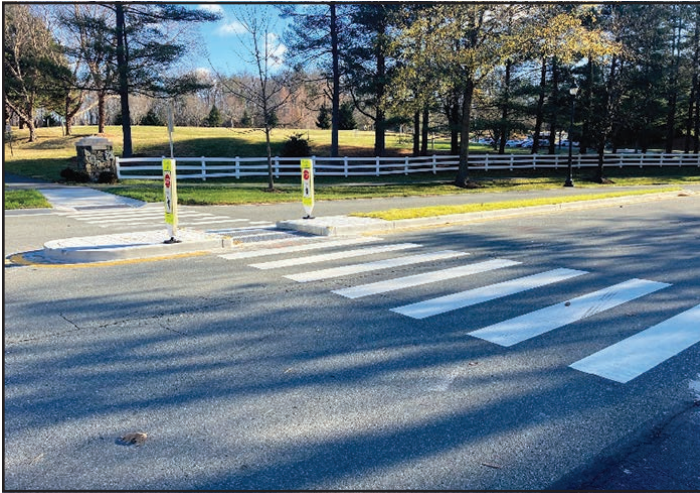
The Avenel directory is for internal Community use only, and we will not distribute your information to any third party. The Avenel directory is not to be distributed, or shared, with any source outside of the Community.

Please note that information stored in the ACA owner database may differ from that in the current directory. If you have updates or wish to ensure your information is accurate, please provide the following information via email or fax.

- Street Address
- Village
- Owner's Name
- 2nd Owner's Name
- Phone Number
- Email Address

Crosswalks Installed on Oaklyn Drive:

After years of deliberation and evaluation of pros and cons, multiple speed studies, county criteria review, and resident surveys, the installation of crosswalks at the intersections of Oaklyn Drive and Beman Woods Way and Oaklyn Drive and Pleasant Gate Lane was completed by Montgomery County DOT during the fall of 2023.



The crosswalks, signage and pedestrian islands are all compliant with county requirements.

Management worked closely with DOT towards meeting all safety criteria while also considering aesthetics. Stamped concrete was used, and islands were designed to accommodate turf and landscaping. In the coming months, we will add our standard dark green frames to the signs and replace the channel posts with green posts.

We've heard great feedback from residents and are happy to improve pedestrian safety.

Equestrian Facility/WSSC Property Update:

A meeting was held on December 4, 2023, at TPC Potomac, during which WSSC presented information regarding the closure of the Equestrian Barn and Facilities, and their immediate and future plans.

More than 200 individuals attended the meeting, including Avenel residents, past and present horse boarders, and other interested stakeholders.

WSSC confirmed that effective December 1, 2023, the barn is closed, and its operations have ceased. The operator will be permitted to remain in her on-site residence until June 1, 2024. All boarded horses have been removed except for the six owned by the operator. In explaining its decision, WSSC cited, in part, its concerns over the deterioration of the barn and safety concerns and further indicated they would be undertaking a structural analysis of the barn in the future and would report its findings to the community.

Following WSSC's PowerPoint presentation, which can be viewed on the Avenel website, WSSC accepted comments and questions from the attendees.

The Association continues to maintain its position regarding the importance of the Equestrian Facility to the commu-

nity and Potomac region. We will continue to advocate for its preservation and are evaluating appropriate next steps.

During this evaluation period, we encourage all residents to continue to share your views and concerns with the Montgomery County WSSC Commissioners and Council President Friedson. It is imperative that they continue to hear from our community and impacted stakeholders, and that WSSC be required to meet its obligations agreed to many years ago and restore full use of the Equestrian Facilities.

- Email the WSSC Commissioners at: howard.denis@wsscwater.com, eloise.foster@wsscwater.com, and fausto.bayonet@wsscwater.com

- Email Council President Andrew Friedson at: Councilmember.Friedson@montgomerycountymd.gov

- To view a recording (made by Montgomery Municipal Cable) of the meeting, visit the Avenel website at Liveatavenel.com.

We encourage you to stay informed and active as we continue in our goal to preserve the Equestrian Facility that is foundational to both Avenel and the Potomac Community.

We will keep residents informed of next steps.

Manna Food Drive – October 2023:

Our Manna Food Drive last fall was a huge success, thanks to all the residents who joined ACA staff in our combined efforts to feed those less fortunate. Our community donated hundreds of pounds of food to Manna, plus \$300 in monetary donations. Thanks to Jhon for loading up the truck with the many food donations and delivering them to Manna.

Manna Food Center is the main food bank in Montgomery County, and nearly every county nonprofit organization relies on Manna to provide essential food to their clients. We are grateful for the participation of so many and the opportunity to do our part in providing much-needed nutrition for local families.



COMMITTEE CORNER

Homeowners Advisory Committee (HAC):

HAC members spearheaded the community participating in MCDOT's Bike Donation Drive last fall, resulting in the donation of sixteen bicycles to those less fortunate.

Committee members were also instrumental in spreading the word about the WSSC Public Meeting on December 4th at the TPC. Members distributed flyers to residents in their village and encouraged neighbors to attend the meeting, resulting in a record turnout and demonstrating the importance of the Equestrian Center to the WSSC and our elected officials.

Swim and Tennis Advisory Committee:

The Swim and Tennis Advisory Committee held its first meeting of the year on January 11, 2024. Topics included a discussion of proposed program offerings from the Junior Tennis Champions Center (JTCC).

Last year, Lori Leasure, pickleball representative on the committee, created pickleball open play sessions at the Avenel courts on Saturdays from 10 a.m. to 12 p.m. (weather permitting). If you're interested in participating, simply drop by the courts during that time. You can come with a partner or show up as a single. All skill levels are welcome.

Modifications Committee:

The Modifications Committee periodically reviews and proposes changes to the Architectural Guidelines. Last summer, the committee introduced new guidelines for Electrical Vehicle Recharging Stations and updated the following guidelines: Pleasant Gate Patios, Swimming Pools, Hot Tubs, Spas, and Exterior Lighting. To view the current architectural guidelines, visit the Avenel website at LiveatAvenel.com.

Social Committee:

The year 2023 was a busy one for the Social Committee! The committee helped plan and organize community events throughout the year, from the Grilling Social at the pool in May to a Halloween Trunkor'Treat in October.

Community events are a terrific way for residents to connect with their neighbors and strengthen bonds. As the committee prepares to plan events for 2024, they want to hear from you. If you have fun event ideas you'd love to see come to life this year, share your thoughts by emailing customerservice@liveatavenel.com.

Remember that successful events rely on volunteers, and the committee needs your support to continue offering community events. Whether you can volunteer for one or two events or join the Social Committee as a regular member, your help can make a big difference.

If you are interested in getting involved, even if it's for a few hours, please send an email at customerservice@liveatavenel.com.

Welcome New Committee Members:

Welcome to the following members who joined an ACA Committee in 2023:

- HAC - Talia Farber (Saunders Gate) and Erik Kimel (Player's Gate)
- Modifications Committee - Grace Lee
- Landscape Committee - Bernard Murira, Deborah Kirch, and Christiana Mickey
- Swim and Tennis Advisory Committee (newly restructured) - Marc Finkel, Seth Kornfeld, Lori Leasure, Nicole Miller, and Christine Lee

Recognizing and Celebrating Association Volunteers:

Mimi Litvak volunteered on the Modifications Committee, initially as a member and later as Chairperson, from 2007 through 2023.

As the longest-serving member of the Modifications Committee, Mimi has been a tremendous contributor, showcasing a keen eye and commitment to upholding our community standards.

Thank you, Mimi, for your many years of service and devotion to Avenel.



Volunteers Needed:

Are you interested in serving on an Avenel Committee? The Modifications Committee and Standards Committee are seeking volunteers.

The Modifications Committee and Standards Committee are comprised of residents who volunteer their time and take their responsibility seriously to preserve the architectural and aesthetic integrity of the community for the benefit of all homeowners.

If you would like to work with your neighbors, and help them in the process of making improvements to their homes, then the Modifications Committee may just be the committee for you!

The key requirements include attending evening meetings held on the second Monday of each month, taking time to review the applications and visit the properties prior to the 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, design, landscaping, or real estate are particularly needed.

There are also upcoming openings on the Homeowners Advisory Committee for the villages of Rapley Preserve and Player's Turning (terms expire 1/2024), as well as the Swim and Tennis Advisory Committee for the Pickleball representative (term expires 2/2024) and Swim Team representative, the Landscape Committee, and the Social Committee.

The significant role played by volunteers cannot be overstated. At Avenel, we are fortunate that a substantial number of residents are exceptionally qualified to serve in various volunteer roles. These residents bring a wealth of knowledge and expertise, creating a positive impact in preserving our community. Please join us in thanking all our volunteers, both past and present, for their time and dedication to the betterment of Avenel.

If you are interested in volunteering or would like more information, please contact Lucy Wilson at (301) 299-5916 or lucy@liveatavenel.com to discuss the various opportunities and time commitments involved.

MAY 28, 2023



Pool Opening Cookout

Sponsored By:
Traudel Lange,
Real Estate Specialist with
Compass &
Erik Kimel of Hassle Free Homes

JUNE 17, 2023



Family Movie Night

Sponsored By:
The ACA & Erik Kimel of
Hassle Free Homes

JULY 4, 2023



4th of July Bike Parade

Sponsored By:
The Banner Team, Long and Foster
Bagels donated by Bagels & Grind

AUGUST 3, 2023

**An Evening of Bubbly,
Sips, Dips & Lips**

Sponsored By:
Amy Michaels, Long and
Foster & A New Chapter
Move Management and
Concierge Service



OCTOBER 15, 2023



Avenel Shred Day/ E-Waste Recycling

Sponsored By:
BOWA & Stephanie McGovern/Corey Burr
with TTR Sotheby's International Realty

OCTOBER 28, 2023



Halloween Trunk or Treat

Sponsored By:
Heller Coley Reed, Long and Foster &
McFall and Berry Landscaping
Potomac Pizza offered a discount on pizzas

NOT PICTURED

July 15, 2023 – Ice Cream Social/Food Trucks
August 25, 2023 – Adults Only Happy Hour –
Hosted by the ACA

COMPLIANCE CORNER

Stone Features:

A prominent feature of the community is the multiple stone features that add a sense of beauty and elegance as you drive through our streets. These majestic stone pillars mark the entrances to the community and villages. The stone and brick features are also prominent features on private property in the form of mailboxes, architectural walls, and drainage culverts.

While often overlooked, it is important to remember that these stone features require periodic inspection and maintenance. Ensuring that the mortar is properly pointed up can prevent loose stones. Just like with any other home feature, routine and preventive maintenance can help prevent costly repairs in the future. If repairs are needed, please make sure the new mortar matches the color of the existing mortar as closely as possible to keep the visual appeal of our stone features intact. Let's all play a proactive part in maintaining high community standards and preserving overall aesthetics.

The Association's Contractor Referral List contains names of contractors recommended by your neighbors. You can access it on our website, LiveatAvenel.com. If you have been pleased with the work of your contractor, please take a few minutes to fill out a Contractor Recommendation form. You can download the fillable form from the website or contact the ACA office to request a copy.

Trash/Recycling Containers:

The ACA has noticed an increase in trash and recycling containers being left outside after collection days. We would like to remind all that, in accordance with our Community Maintenance Standards, trash should be placed in lidded containers and placed out on collection days **ONLY**.

Collection days:

- Potomac (20854): Monday & Thursday
- Bethesda (20817): Tuesday & Friday
- Pleasant Gate dumpster service: Monday, Wednesday, Thursday & Friday

Trash and recycling containers are to be stored inside at all times except on specified collection days. Thank you in advance for adhering to our community standards that enhance curb appeal.



If your recycling bin needs to be replaced, please visit montgomerycountymd.gov or call (240) 777-0311 to request a free replacement recycling bin.

Tree Removal/Replacement:

Dead trees should be removed once noticed. Not only can they cause a potential safety concern, but they negatively impact the visual appeal of the community as a whole. Trees are required to be replaced with a like kind tree (i.e., evergreen for evergreen) unless otherwise approved by the Modifications Committee.

Residents are reminded to submit a Modification Application to the Committee prior to the commencement of any exterior changes, including landscaping.

Window Muntins:

Muntins, also called mullions or window dividers, are an architectural feature of the majority of homes in Avenel.

Window muntins are required to be maintained in all instances where they were an original feature of the home. Any changes must be applied for and approved by the Modifications Committee. The committee may, on a case-by-case basis, consider removal of muntins on the rear elevations of homes.

Holiday Decorations:

Now that the holiday season has passed, it is time to remove and store holiday decorations. We all enjoyed the seasonal holiday decorations and look forward to their return. However, please remember that seasonal or holiday decorations must be removed within thirty (30) days after the holiday. Thank you for your cooperation.

Modifications Committee Meeting Agendas:

Modifications Committee meeting agendas are posted to LiveatAvenel.com prior to meetings. Residents interested in reviewing upcoming proposed or applied-for modifications are encouraged to refer to the agenda posted online.

Community Parking / Street Parking

Residents are reminded to please be mindful of keeping the roadways free of congestion and park your vehicles in your garage or driveway whenever possible. When necessary to park vehicles along the curb/roadside, particularly in the narrow roadways of The Gates and Prescott, please avoid the designated “No Parking” areas to ensure fellow residents and emergency vehicles can pass through safely. In addition to aesthetics, it is neighborly and courteous to ensure your neighbors’ regular view from their windows does not include your vehicle parked along the curb in front of their home. Additionally, 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 driveway.

In the event of snow, please keep vehicles stored in their driveways to avoid interference with snow plow efforts and so 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 no parking memo under the windshield. Repeat offenders or vehicles blocking emergency vehicle access may be towed.

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 state, 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 their home, either fully or partially, through services including but not limited to Airbnb or other similar short-term rental platforms.

Rentals Ninety (90) Days & Longer

Leases must include a provision stating that the terms of the lease are subject 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. Owners are also asked to inform the ACA office when a property is rented and provide a copy of the lease agreement, as well as contact information such as phone numbers, mailing address, and e-mail addresses for both the owner and tenant.

Employee Pets – Meet Pete!

Pete is a sweet and playful 6-year-old rescue hound dog mix breed belonging to Lucy Wilson, General Manager at Avenel. He loves sunning by the window, going for walks, and exploring every nook and cranny for human food.



Pool Renovation

The swimming pool is currently undergoing preparation for a spring renovation, which includes applying new plaster/whitecoat. After four previous plaster applications since the pool was originally constructed, all the old plaster is being removed, and we are starting fresh from the bottom up. The new finish will be completed in time for the pool’s opening this spring.

In 1996, The Urban Land Institute awarded Avenel with one of the highest

honors in the development industry: The “Award for Excellence” for the finest large-scale residential planned community in the nation.



Photo Contest Winners:

Thank you to everyone who took part in the 2023 Avenel Photo Contest. We received many submissions, and it was tough to choose just two winners!

The first and second place photos are below, as voted on by ACA staff. First place winner Margaret Sears won a dinner for two at the TPC Potomac, and second-place winner Michael Cervantes won a \$25 gift certificate to Sprinkles.

1st place winner: Margaret Sears



2nd place winner: Michael Cervantes



Avenel State of the Market 2023

By Nancy Itteilag, Realtor, Washington Fine Properties

There are 4 homes for sale as of this writing on December 11, 2023.

There is 1 home under contract scheduled for settlement in January 2024.

There are 27 homes that have sold and settled this year in 2023 with an average sale price of \$1,974,000.

We have had a record resale at Avenel this year: 8913 Holly Leaf Lane, built in 2016, resold for \$9,185,000.

COMPARISON TO 2022

In 2022, we had a total of 45 resale homes that came on the market and sold.

In 2023, we project that with a few private sales that will go into the computer by the end of December, we should have a total of approximately 30 sales in 2023. As of December 11, **27 properties have sold.**

The number of buyers is down this year by 1/3, partly due to higher interest rates and partly due to lack of inventory.

We usually have anywhere from 7 to 15 homes for sale at any one time, and this year it has been approximately 4 to 7 at most in any given month. This is in large part due to the refinancings and the sales where owners locked in 30-year fixed money at 2.625% and have no incentive to sell.

Prices are stable and have even gone up slightly on average in almost every single Avenel village.

The average days on the market has been 27 for those homes that received contracts and have sold.

2024 FORECAST

We expect 2024's first and second quarters to be strong, as every indication is that the interest rates will adjust downward.

Landscape Services Winter/Spring Calendar – 2024

The Association routinely communicates a weekly landscape schedule that summarizes specific services anticipated in the coming week. The schedule, while subject to change, primarily due to weather conditions, is electronically disseminated to provide residents with the current scheduled services.

Below is a summary of services and time frames for winter/spring 2024. Residents should note that the order in which villages are provided certain services is often rotated from year to year so that no 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 29	Ornamental grass & perennial cutbacks
January 3 – January 31	Leaf removal and debris pick-up
February 19 – May 10	Mulching. Beds are edged, followed by an application of 2" of mulch. This schedule may be adjusted or delayed by adverse weather conditions.
March 18 – May 17	Lawn fertilization - 2 applications of a synthetic/organic blend fertilizer
March 25 – December 13	Mowing is scheduled every 7-10 days between late March and the end of September. During periods with wet soil conditions, mowing may be delayed or some areas avoided to minimize damage to the lawn.
April 1 – September 30	Broadleaf weed control - 4 spot applications of an organic control product
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.

General Pruning Strategies for Shrubs and Perennials:

Pruning is a fundamental aspect of maintaining an appealing landscape. Not only does it enhance the aesthetic appeal of your property, it also promotes the overall health of your perennial plants and shrubs.

With our warming climate, many of the shrubs may bloom earlier now. Therefore, it's best to prune them later in the spring to early summer. By doing so, proper timing of the pruning is managed according to conditions rather than performing a broad pruning of all shrubs at the same time.

General timeline of pruning services:

1. Late Winter/Early Spring:

Perennial cutbacks of ornamental grasses and liriope. Begin some minor pruning of crossing limbs and the removal of dead limbs on the shrubs.

2. Late Spring/Early Summer:

Spring-flowering shrubs, like Azaleas, Nandina, and Rhododendrons, are pruned after they finish blooming to preserve their health and appearance.

Other shrub types, such as Yews and Barberry, may be sheared to follow past shapes which they may hold, with the first pruning cycle.

3. Late Summer/Fall:

Heavy pruning is avoided during this period to prevent overstimulation of new growth. The focus will be on strategic maintenance tasks. This is normally hand-pruning with a focus on keeping new growth away from the wall or windows of the home and maintaining ingress and egress of walkways and driveways. Dead and diseased branches will be removed.

Evergreen shrubs will be shaped to maintain a pristine appearance and follow the past seasons shapes unless otherwise specified to management from the homeowner.

4. Dormant Season (Late Fall/Winter):

This is the ideal time for major pruning tasks such as crown reduction and rejuvenation pruning on deciduous trees and shrubs within your property.

2024 Crape Myrtles - Pruning Protocols:

Crape myrtle pruning is scheduled to take place in January- March 2024.

Some of our residents choose to have their Crape myrtles pruned, while others prefer to allow them to remain in their current or natural state. If you would like to have your crape myrtle evaluated for pruning or have specific requests, please email Lisa Gabriel, McFall and Berry Customer Service Representative at mcfallandberry@liveatavenel.com.

The deadline for requests is January 31, 2024. Requests received after this date may not be able to be accommodated.

Crape myrtles will be pruned at no charge to the extent that the pruning can be accomplished from the ground, with extenders, and does not require climbing a ladder, generally up to 12' in height. If requested, an estimate will be issued for pruning trees exceeding 12 feet in height.

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 snow plow efforts and so that snow plows can get through streets safely and effectively, particularly in narrow streets and cul-de-sacs.



Thank You, Advertisers!

The ACA would like to thank all our advertisers currently advertising on Avenel's website, community directory, and in our seasonally printed newsletter.

Be sure to have a look at the ads in our newsletter and ACA Directory; and check out the advertisements at Liveatavenel.com to learn more about the products and services currently available.

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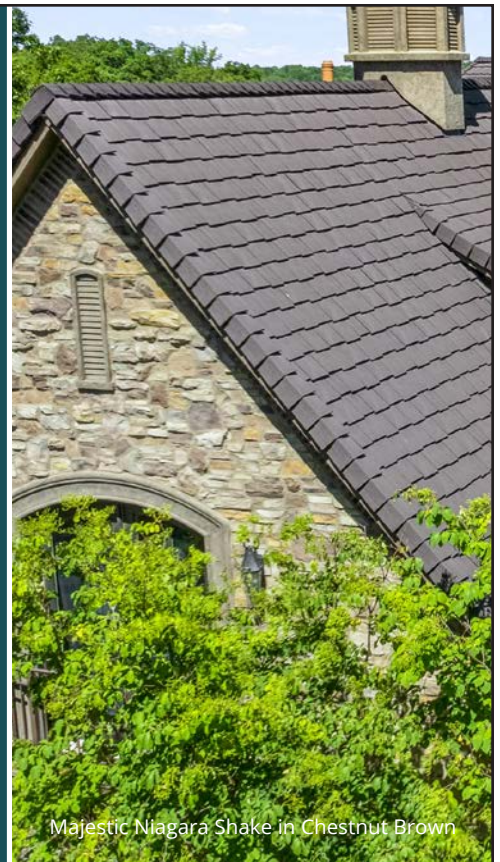
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3

Avenel Listings

over the past 13 months

Data from MLS past 13 months through November 25th, 2023.

STATUS	PRICE	ADDRESS	LISTING COMPANY
FOR SALE	\$1,400,000	9475 Turnberry Drive	Washington Fine Properties
FOR SALE	\$4,249,000	8605 Potomac School Terrace	Washington Fine Properties
FOR SALE	\$4,995,000	9900 New London Drive	TTR Sotheby's
FOR SALE	\$2,395,000	9620 Eagle Ridge Drive	TTR Sotheby's
Under Contract	\$2,250,000	9727 Beman Woods Way	Hometown Elite
Under Contract	\$1,300,000	9461 Turnberry Drive	TTR Sotheby's
Under Contract	\$1,695,000	9708 Holloway Hill Court	Long & Foster
Sold	\$1,400,000	9118 Town Gate Lane	Washington Fine Properties
Sold	\$1,775,000	9235 Potomac School Drive	Washington Fine Properties
Sold	\$1,865,000	9509 Eagle Ridge Drive	Washington Fine Properties
Sold	\$1,300,000	9425 Turnberry Drive	Washington Fine Properties
Sold	\$1,333,500	9426 Turnberry Drive	Washington Fine Properties
Sold	\$1,700,000	10100 Meyer Point Terrace	Washington Fine Properties
Sold	\$1,795,000	8532 Potomac School Terrace	Washington Fine Properties
Sold	\$1,895,000	9708 Avenel Farm Drive	Washington Fine Properties
Sold	\$2,280,000	9821 Avenel Farm Drive	Washington Fine Properties
Sold	\$2,325,000	7120 Natelli Woods Lane	Washington Fine Properties
Sold	\$2,100,000	7200 Eagle Ridge Point	RLAH
Sold	\$9,185,000	8913 Holly Leaf Lane	RLAH
Sold	\$1,325,000	9431 Turnberry Drive	Non Subscribing Office
Sold	\$1,575,000	9726 Beman Woods Way	Non Subscribing Office
Sold	\$2,100,000	7008 Mountain Gate Drive	Non Subscribing Office
Sold	\$1,665,000	9723 Meyer Point Drive	Monument Sotheby's
Sold	\$1,535,000	2 Beman Woods Court	Long & Foster
Sold	\$1,580,000	10012 Chartwell Manor Court	Long & Foster
Sold	\$1,700,000	10001 Chartwell Manor Court	Long & Foster
Sold	\$605,000	9749 Pleasant Gate Lane	Long & Foster
Sold	\$1,850,000	9906 Avenel Farm Drive	Long & Foster
Sold	\$1,890,000	9304 Crimson Leaf Terrace	Long & Foster
Sold	\$2,452,825	8408 Crimson Leaf Court	Long & Foster
Sold	\$1,305,000	10025 Chartwell Manor Court	Libra
Sold	\$1,125,000	9433 Turnberry Drive	Keller Williams
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Sold	\$2,011,688	9213 Potomac School Drive	Compass
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Sold	\$2,800,000	8402 Rapley Ridge Lane	Compass
Sold	\$1,750,000	9601 Macarthur Blvd	Berkshire Hathaway

Data compiled from the MLS system over the past 13 months through November 25th, 2023.



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

Upcoming **Meetings*** / ACA **Events**

- **The Modifications Committee** – The Modifications Committee meets on the 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 2024 are scheduled as follows: March 20th, June 19th, September 18th, and December 18th.
- **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, March 19th.



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://liveatavenel.com), or the ACA Bulletin Board, for current meeting dates/times, updates & important Community alerts, or call the ACA office at your convenience.