

Views from

AVENEL

A Publication of The Avenel Community Association



Annual HOA Meeting

05

New Pickleball Courts

07

Downed Trees/Debris

10

Welcome to Avenel

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

- ❖ **Chartwell:**
The Niloy & Chowdhury Family
- ❖ **Player's Crossing:**
The Butchko Family
The Kern Family
The O'Connell Family
The Sharon Family
- ❖ **Player's Gate:**
The Gilmore Family
The Perry Family
- ❖ **Player's Turning:**
The Krinsky & Ramsaran Family
- ❖ **Prescott:**
The Joseph Family
The Koniver Family
- ❖ **Rapley Preserve:**
The Camphausen & Beckner Family
The Goddard Family
The Vaid & Ahuja Family
- ❖ **The Gates:**
The Plushnick Family
- ❖ **Willow Gate:**
The Yen & Zhang Family

Website or Engage?

At present, some information may appear on both the Association website and the new Engage platform. While the website remains our primary source for general information, public-facing resources, and promoting our community image, Engage is being introduced gradually to handle more resident-specific functions. We will share updates as the transition progresses so you'll know where to find the information you need.

Where to Find It on the Avenel Website:

Looking for information or forms? Here's where to find some of the most commonly requested information on our website, Liveatavenel.com

- **Contractor Recommendations** – Available in the *Owner Portal* > Services tab.
- **Modification Application Form** – *Owner Portal* (fillable version available) > Modifications tab > Step by Step Process. (Note: Download the form first to use the SUBMIT button).

Financial Status (unaudited)

As of July 31, 2025

ASSETS

Cash.....	\$6,184,863
Accounts Receivables	\$87,151
Current Assets.....	\$27,005
Fixed Assets	\$1,201,471

TOTAL ASSETS\$7,500,490

LIABILITIES

Current Liabilities\$466,827

MEMBERS EQUITY\$7,033,663

*Information provided by Comsource Management, Inc.

Monthly Assessment Questions:

For any questions regarding your monthly assessments, please contact Gary Simon, President of Comsource, at gsimon@comsource.com or on his direct line at 301-924-7352.

Community Software Upgrade:

The Association recently upgraded its owner database/property management software (not to be confused with Comsource's TownSq). The resident side of the software, Enumerate Engage, provides owners with an additional resource for Association information and an easy way to:

- Complete forms
- Track the status of work orders
- View ARC requests (Modification Applications)
- See details of any noted violations
- View and update your contact information

Each owner should have received a welcome email from the vendor, Enumerate, with instructions on how to join the platform. If you have not received it, please contact the ACA office at customerservice@liveatavenel.com to confirm your email address.

- **Application Review Process** – Outlined on the Step by Step Process page.

- **Architectural Guidelines** – Accessible via the *Owner Portal* (Modifications tab) and at the ACA office.

- **Forms** – Available on the *Public site*, top right (option to pay for select items by credit card available).

The Owner Portal is password-protected. If you haven't registered yet, visit Liveatavenel.com and click **Register** in the upper right corner to request an account.



IN THIS ISSUE...

Community Software Upgrade	2
Where to Find It on the Avenel Website ...	2
Notice of Annual Meeting	5
Water Pipe Failures: What to Do	5
E-Bikes & E-Scooters on Pathways	5
Leasing in Avenel	6
Water Rescue Training at Avenel Pool ...	6
Landscape Survey Results.....	6
Community Events.....	8
Downed Trees/Debris	10
Spotted Lanternfly	10

EVERY ISSUE

Welcome to Avenel	2
Financial Status.....	2
HOA Contacts.....	4
Committee Corner.....	6
Pool and Tennis.....	7
Compliance Corner	9
Landscape News.....	11
Ads.....	13
Upcoming Meetings & Events	16

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 Paul Litvak
 Vice President/Treasurer Maureen Scott
 Vice President Tim Bender
 Vice President Cliff Ehrlich

Homeowners Advisory Committee (HAC)

Abbey Terrace TBD
 Chartwell Debbie Maloy
 (202) 271-0458 10040 Chartwell Manor Court
 Eagle Ridge Kathleen Pettit
 (301) 469-7454 7105 Natelli Woods Lane
 Oaklyn Woods Bitia Mirzai- Azarm
 (240) 863-1999 10100 Watts Mine Lane
 Player's Crossing Hilary Durante
 (301) 257-4408 8319 Turnberry Court
 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 Addison Hunt
 (301) 946-7880 9718 Pleasant Gate Lane
 Prescott Nancy Itteilag
 (202) 905-7762 7911 Sandalfoot Drive

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 Rajat Sud
 (410) 428-2222 9021 Holly Leaf Lane

ACA OFFICE HOURS

Mon.-Fri. 9:00 am -5:00 pm
 (301) 299-5916
 General Manager Lucy Wilson
 lucy@liveatavenel.com
 Site Operations Manager Rob Brown
 rob@liveatavenel.com
 Community/Compliance Manager Colby Schlekeway
 colby@liveatavenel.com
 Office Manager Jenna Hnath
 jenna@liveatavenel.com
 Administration Ginette Akadia
 ginette@liveatavenel.com
 General Inquiries customerservice@liveatavenel.com
 McFall & Berry Landscaping Eglia Admete
 mcfallandberry@liveatavenel.com
 ACA Surveillance Supervisor Ed Caldwell
 ed@liveatavenel.com
 (301) 370-5484
 Financial Management (CMI) Gary Simon
 gsimon@comsource.com
 (301) 924-7355

2025 Notice of Annual Meeting & Call for Nominations

The Annual Meeting of the Avenel Community Association will be held on Wednesday, November 12, 2025, at 7:00 p.m. in the main ballroom of the TPC Potomac at Avenel Farm.

An important item on the agenda will be the election to fill three (3) positions on the Avenel Community Association Board of Directors. Each elected Board member will serve a two (2) year term. Should you wish to place your name on the ballot, please submit a brief, personal statement of preferably one (1) page or less, giving your reasons for wanting to run for Board election and the qualities and experience 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 3, 2025. For your convenience, you may also send it via fax to (301) 299-7169 or email to lucy@liveatavenel.com.

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

If you would like information regarding the time commitment and responsibilities involved with serving on the Board of Directors, please feel free to contact Lucy Wilson at (301) 299-5916 or Lucy@liveatavenel.com.

Voting Options

To comply with recent changes to Maryland state law, the Association will be using an electronic voting system this year. Homeowners will have the option to vote either electronically, or by paper proxy/ballot upon request.

Additional details and instructions will be shared with all owners in the coming weeks.

Water Pipe Failures: What to Do

As our community infrastructure continues to age, issues with the water piping systems are becoming more common. Several homeowners have recently experienced water supply pipe failures. The Association would like to share important information to help you navigate this potential issue and protect both your and your neighbor's property.

Note that homeowners are responsible for the entire water supply piping system from their home to the main shut-off valve, regardless of where the valve is located. In some cases, this valve may be in the roadway. If excavation is required, the homeowner is responsible for coordinating repairs with the Association and/or the county to effectively complete the needed repairs. Infrastructure, such as asphalt or shared driveways, should not be modified without the coordination and approval of the Association.

Proper Procedure if a Leak Occurs:

1. **Contact WSSC immediately** to determine whether the leak is on

your property. If it's WSSC's responsibility, they will proceed with the necessary repairs.

2. **Contact your insurance company** to determine if your policy offers coverage.

Some residents may have elected to purchase water line insurance from a carrier who offered coverage as previously marketed through WSSC bills.

3. **Engage a licensed plumber** to assess and perform any required plumbing work if the issue is on your property. A list of contractors who have previously worked in Avenel is available at Liveatavenel.com.

4. **Notify the Association** so the matter can be properly documented and coordinated. Call the office at 301-299-5916 or email Rob Brown, Site Operations Manager, at rob@liveatavenel.com.

5. **If structural repairs are needed**, hire a qualified contractor to address those concerns.

6. **Assess the water flow from the leak** to determine whether it may negatively affect neighboring properties and notify any impacted homeowners promptly.



E-Bikes & E-Scooters on Pathways:

For the safety of all community members—especially children—please ensure that anyone using e-bikes or e-scooters on our pathways does the following:

1. Rides at a safe and controlled speed
2. Signals when passing pedestrians or others on the path

Thank you to everyone who has already been following these guidelines. Parents, please take a moment to remind your children as well!

COMMITTEE CORNER

Welcome to the Committee Corner! Read on for some of the latest updates and open positions.

Committee Openings:

Have you considered serving on an Avenel Committee?

Volunteering is a great way to connect with neighbors and use your skills to help keep Avenel one of the most desirable communities in the DMV.

- **Modifications Committee:** Opening for alternate members and one regular member
- **Standards Committee:** Alternate members
- **Homeowners Advisory Committee (HAC):** Abbey Terrace representative; upcoming opening for Chartwell representative (term expires 1/2026)

(News & Notes continued from previous page...)

Leasing in Avenel: What Owners Need to Know

Long-term rentals (90 days or more) are a notable part of our community, and we want to ensure that both tenants and neighbors enjoy a positive experience. Please remember: all leases must be for at least ninety (90) days and include a provision stating that the lease terms are subject to the Association's Governing Documents, Rules, and Regulations.

To help make transitions as smooth as possible, we ask that homeowners provide an updated lease whenever a lease is renewed or when new tenants move in. It's also important to share current contact information for new tenants with the Association, along with an alternate mailing address for the owner while the property is being leased.

Once we're notified of a new tenant, the Association will send a welcome package with helpful information about the community. This includes details such as trash and recycling collection days, pool pass procedures, and our Community Maintenance Standards.

Additionally, when tenants change—or at least every couple of years—we recommend that owners take a moment to inspect the exterior of their property for any needed maintenance or cleaning. The Association is happy to assist by conducting a visual inspection upon request and will provide a summary of any items that may require attention.

Thank you for helping to keep our community welcoming, well-maintained, and informed!

- **Swim and Tennis Advisory Committee:** At-Large Member
- **Social Committee:** Volunteer for an event or consider joining the committee as a member.
- **Landscape Committee:** One regular member
- **Potomac Regional Preservation Committee:** No openings at this time

You can view a brief description of each committee - including when and how often they meet - on the Avenel website at www.liveatavenel.com. Committee members serve a three-year term.

If you're interested in volunteering, please reach out to Lucy Wilson, General Manager, at lucy@liveatavenel.com.

Revised Guidelines:

Earlier this year, the Modifications Committee updated the Solar Panel guidelines to align with recent changes to Maryland state law and approved revisions to the Flag guidelines. The current guidelines are available online at Liveatavenel.com.

Budget Preparation:

Review and preparation of the 2026 operating and reserve budget is currently underway. The final draft budget will be reviewed and approved by the Board at its September meeting and presented to the community in October.

Landscape Survey Results:

Thank you to everyone who completed the 2024-2025 Landscape Survey. This annual survey helps us measure satisfaction with the landscape services provided by McFall & Berry for individual lots. Your feedback, both positive and otherwise, plays an important role in guiding future areas of focus.

This year, 153 out of 900 households completed the survey, in whole or in part, for a return rate of 17%. The highest rated service categories were **Customer Service** and **Snow & Ice Removal**, and the lowest rated were **Weeding** and **Insect/Disease Control**.

Management is currently reviewing the responses and will carefully assess the results to address areas of concern and improve the quality of services provided. If you didn't have a chance to participate this year, we encourage you to share your feedback in next year's survey.

Water Rescue Training at Avenel Pool:

Avenel is proud to support the Cabin John Fire Department by providing early morning use of the pool for their water rescue team.

This July, the Maryland Helicopter Aquatic Response Team conducted training at the Avenel Pool. Rescue teams from Hartford, Baltimore, Howard, and Montgomery County participated.

It is our pleasure and honor to support the teams that serve to keep us all safe.



Water Aerobics a Splashing Success:

This summer, residents enjoyed a series of water aerobics classes led by Wet Yet? Water Fitness and Wellness. Many thanks to Nicole Miller, Swim and Tennis Advisory Committee member, for coordinating the classes, and to all the residents who joined in. We look forward to bringing this popular activity back next summer!

New Permanent Pickleball Courts:

Pickleball continues to be the fastest-growing sport in the country—and with good reason! It's a fun and accessible activity for all ages, and we've seen growing interest and participation from residents since the temporary courts were introduced a few years ago.

In response to this increasing demand, the Association is pleased to announce the conversion of two existing dual-use tennis courts (four temporary pickleball courts) into six permanent pickleball courts. These new courts include a dividing fence

between the vertical courts for improved play and safety.

The original courts supported both tennis and pickleball play using temporary nets, but they had reached a point where significant repairs were required—including the removal of all prior sub-surface materials. Rather than simply restoring the courts to their previous condition, the Association took this opportunity to make a thoughtful, lasting improvement that reflects the evolving recreational interests of our community.



The remaining four dedicated tennis courts will remain unchanged.

We're excited to provide this upgraded amenity and hope you enjoy the new permanent pickleball courts for years to come!

Avenel Alligators 2025: A Season Full of Speed, Spirit & Smiles

By Laleh Amiri | Swim Team Board of Directors

The 2025 season was packed with energy, excitement, and Alligator pride! As members of the B Division of the Country Club Swim and Dive Association (CCSDA), we welcomed over 100 swimmers ages 4 to 18—ranging from seasoned competitors to first-time swimmers building skills on our Pre-Team. No matter the level, every swimmer found a place to shine.

Our success this season was guided by the outstanding leadership of Head Coach Phil Kominski and former Avenel swimmers turned Assistant Coaches Elise Kiazand and Harrison Tun, whose dedication helped every swimmer improve and thrive.

In the pool, we celebrated breaking pool records, achieving personal bests, thrilling relay wins, and the heartwarming progress of Pre-Team swimmers who advanced to full-team competition mid-season. We had very strong showings at Division B Champs and Final Champs, with the Alligators showcasing spirit, sportsmanship, and speed! For the team's first time participating in Champs in B Division, we ranked 7 out of 16 teams.

Off the deck, our Alligator community thrived with fun-filled team events. Families came together at the Splash & Snack Family Potluck Dinner, and swimmers danced the night away at the Alligator Dance Night. The Juniors' Pizza & Tender Party and Seniors' Bowling Night gave our swimmers a chance to bond, unwind, and celebrate. The season's most heartwarming moment? Watching our youngest athletes shine during the Lollipop Swim Meet, cheered on by teammates and families. We closed the season with our festive End-of-Season Banquet at TPC Potomac—a night full of awards, memories, and team pride.

Special thanks to our 2025 sponsors for their generous support throughout the season: **Wendy Banner Team of Long & Foster Real Estate (Diamond)**, **Avenel Community Association**, **Marie Tongol of Sotheby's**, **Boss Design Remodelers & Architects**, **CSG Capital Partners (Platinum)**, **McFall & Berry (Gold)**, **Brad Slight**, and **Potomac Pizza (Silver)**. Your generous contributions helped make this summer's success possible and are deeply appreciated by the entire Avenel Alligators community.



Looking ahead to 2026, we are seeking new swim team members and sponsors to support the upcoming season. Sponsorship is a great way to give back to the Avenel community and promote your business across the DMV area. Sponsors help fund team operations, social events, and coaching. We compete against top clubs including Bethesda, Chevy Chase, Edgemoor, Manor, and Norbeck. Interested in sponsoring? Email us at avenelalligatorsswimteam@gmail.com. We are a 501(c)(7) nonprofit.

Learn more at: <https://avenel.swimtopia.com>

Besides being fun, community events bring neighbors together and foster a sense of pride in our community. Here's a look at some highlights from the summer – and a preview of what's ahead!

Not shown: Community Pickleball Event on August 27th (organized by Lori Leasure, Pickleball Representative on the Swim & Tennis Advisory Committee) and an Adults-only Happy Hour on September 5th hosted by the ACA.

4th of July Bike Parade

Residents of all ages decorated their bikes in patriotic style for a parade led by MCPD motor bikes and MNCPD mounted officers. Afterwards, all enjoyed snacks, Kona Ice, and other goodies provided by our event sponsor, *Hassle Free Home Services*, and *Bagels 'N Grinds*. Many thanks to our sponsors, the Social Committee, and to the police and fire departments for their support in making this popular event a success.



Memorial Day Pool Opening Cookout

Residents kicked off the summer season with our annual Pool Opening Cookout on Opening Day. A special thank you to our event sponsor, *Marie Tongol, TTR Sotheby's International Realty*, for providing delicious cookout fare, cotton candy, and fun giveaways. We're also grateful for the many volunteers whose time and effort helped make the event enjoyable for all.



Upcoming Events:

- **Shred Day & E-Waste Recycling:** September 20th from 9:00 a.m. – 12:00 p.m. at Avenel Pool parking lot (Sponsored by *Steve Kirstein with BOWA, and Stephanie McGovern/ Corey Burr with TTR Sotheby's International Realty*)
- **Halloween Trunk'or'Treat:** Saturday, October 25th at Avenel Pool parking lot (Sponsored by *Heller Coley Reed, with McFall & Berry providing pumpkins*)
- **ACA Annual Meeting:** November 12th at 7:00 p.m. at TPC Potomac

COMPLIANCE CORNER

Maintaining our Community Standards

Colby Schlekeway | Community/Compliance Manager

As part of our *Compliance Corner* series, we highlight shared standards that help ensure our homes, exterior areas, and community remain in pristine condition.

Avenel's community-wide standards play a significant role in maintaining our community aesthetics as well as enhancing the curb appeal of your home. These standards, and the role that each owner plays, have resulted in the graceful maturity of our community, enhanced curb appeal, as well as the continuation of the public's general overall desirability to make Avenel their home. Periodically, the Association may reach out to owners when it is noted that a standard is not being met. When this occurs, most noted items are corrected right away.

Below is a non-exclusive list of some common standards that may be overlooked:

1. Tree Removals/Replacements: This year's storms have unfortunately resulted in the loss of many trees throughout the community. We'd like to remind residents that loss of a tree or any

tree removed from a property must be replaced with a like-kind tree unless a formal application is submitted and approved by the Modifications Committee.

2. Trash Cans and Recycle Bins: Trash should be placed in lidded containers and placed out on collection days only. Trash and recycling containers should be stored out of sight after collection to maintain a clutter-free streetscape.

3. Security Signs: Professional security signs that are provided by the security company are permitted, located in close proximity to entry doors. Signs should not exceed 10" X 12" in size and posts must be metal or composite. Signs and posts are to be maintained in good condition.

4. Downspout Extensions: These can be helpful in directing water away from your home. Please remember that extensions must be buried and not create a negative impact on neighbors or common property

5. Window Muntins/Grids: When original to the home's design, they must be maintained unless otherwise approved by the Modifications Committee. Generally, and on a case-by-case basis, the committee may consider removal of muntins from a home's rear elevation.

The Benefits of Working Together: By actively participating in the upkeep of our community and committing to complying with our community-wide standards, we create an environment that benefits everyone and displays our "Avenel Pride."

Our staff is here to support you and address any questions or concerns you may have regarding community standards and the Modification Application process. Together, we can keep our community looking its best.

Planning Exterior Changes?

Follow These Steps for a Smooth Approval Process

All exterior changes, including those that are landscape related, require application and prior approval by the Modifications Committee as provided in the Architectural Guidelines.

If you're considering any updates or repairs that will alter the appearance of your home and/or lot, please follow the process outlined below to ensure compliance and avoid delays:

Step 1: Confirm Whether Approval is Required

If you're beginning to plan a project – or if maintenance is needed that will change the color, design, material, or landscaping – contact the Association first. We will advise you whether a Modification Application is required for the proposed work.

Step 2: Begin Planning and Consult the Association

If an application is needed, begin gathering relevant information. We recommend obtaining multiple bids from contractors and reviewing the Contractor Referral Book, available on the Owner section of the Avenel website. This is an ideal time to engage the Association to ensure your proposed scope of work aligns with the Architectural Guidelines before moving forward.

Step 3: Complete the Modification Application

The application must be signed and submitted with details & supporting materials. At a minimum, please include:



- Photos of the item(s) to be changed
- A property plat indicating the location and dimensions of the proposed changes
- Detailed material specifications, including dimensions and color
- A landscaping plan (required for many applications)

Step 4: Submit Your Application

Send your completed and signed application to colby@liveatavenel.com for preliminary review.

Deadlines: Applications are due by the first Monday of each month. The Modifications Committee meets on the second Monday of each month.

Please note: Incomplete applications will not be placed on the agenda. To avoid delays, we strongly encourage early submission, as most applications require follow-up information prior to being reviewed.

By following these steps, you help preserve the high standards and beauty of Avenel, ensuring that our community remains a desirable place to call home.

Let us know if you have any questions – we're here to help!



Downed Trees/Tree Debris:

With the aging landscape of our community, recent severe storms, and unusual high volume of rainfall during short periods of time, there has been a noticeable increase in downed trees and tree debris.

The Montgomery County Department of Environmental Protection (n.d.), states, in part: *“In Montgomery County, and all of Maryland, when a tree or its branches fall it is considered an ‘Act of God’. This means the portion of the tree and the damage from it that is on your property is your responsibility to clean up and repair. The portion of the tree and damage on neighboring properties is their responsibility. Such accidents, considered an ‘Act of God’, may be covered by the affected owner’s insurance and are usually resolved by reporting a claim.”*

The Association recommends contacting your insurance provider to confirm your specific coverage. Please note that many carriers do not cover the removal of trees damaged by wind but will cover repairs for property damage caused by a fallen tree. We also encourage open communication with neighbors, as these situations are often resolved more smoothly through respectful and cooperative discussions.

It is expected in almost all cases that fallen trees be replaced with comparable like kind trees. The cost and responsibility for replacement rests with the property owner from whose lot the tree originated. Homeowners who wish not to replace a fallen tree must submit a modification application to the Association office for review and approval. In instances where tree replacement is not required, stumps must be removed and the area restored with turf.

For tree debris, McFall and Berry provide complimentary curbside pickup every Friday for small amounts—defined as one to two bags or bundles cut into short lengths. Debris should be placed curbside by 7:00 a.m. For larger quantities, a proposal must be requested. Residents may also bundle and bag debris in accordance with County requirements and place it curbside by 7:00 a.m. on Tuesday morning for collection.

References:

Montgomery County Department of Environmental Protection. (n.d.). *Tree responsibility: Who is responsible for a fallen tree or tree damage?* Montgomery County Government. <https://www.montgomerycountymd.gov/dep/news/tree-responsibility.html>

Spotted Lanternfly:

Lycorma delicatula, commonly known as the spotted lanternfly, is a species of planthopper. As of 2025, they’ve been observed in 20 of Maryland’s 23 counties.

Why are we seeing more this year?

- After a decline last year, we’ve experienced an increase in spotted lanternfly populations.
- They’ve established breeding grounds in more than a dozen states, expanding their geographic range.

Impact on Plants & Property

Their primary host is the tree of heaven. While they do not feed on flowers, leaves, or fruit, they consume the phloem (sap) of the trunks and stems of host plants.



Spotted lanternflies excrete honeydew, which can buildup on outdoor surfaces like decks, furniture, and vehicles – creating a sticky residue that’s difficult to clean.

While there have been no reported cases of plant death solely from spotted lanternfly feeding, their presence can cause plant stress, stunt growth, and reduce crop yields.

The good news: they are non-toxic to pets and do not pose a biting or stinging threat to humans or animals.

Recommended Approaches

Our recommended approaches involve environmentally responsible methods that residents can use:

- Use flyswatters or nets to capture and eliminate spotted lanternflies.
- Use a hand vacuum or shop vac to remove them from vegetation and structures around your property, then dispose of them in the trash.
- Install circle traps as a passive trapping method.
- Remove egg masses during winter months.

At this time, there are no products on the market that exclusively kill or repel spotted lanternflies from a property.

For more information, visit the Maryland Department of Agriculture website.

Can you guess who said it?

“Everything I visualized we were able to bring to reality.”

FUNFACT



Answer on page 11

Community Projects – Completed & Upcoming:

As we enter the final month of summer, we'd like to provide an update on several major projects completed over the past year and outline upcoming initiatives planned for later this year. Please note that this is not a comprehensive list, as many smaller enhancements have also been made across Avenel that are too numerous to detail here.

- This spring, streetscape screening trees were replaced in **Chartwell** and **Deer Hollow**.
- Cobblestone driveway repairs were carried out in **The Gates** and **Prescott** last summer, with additional properties scheduled for repairs this year.
- In **Eagle Ridge**, a minor landscape project was completed at the main entrance on MacArthur Boulevard, where the large bamboo area was removed and replaced with turf grass.
- Last year, landscape enhancements were made at **Willow**

Gate (main entrance on Oaklyn Drive), **Turnberry Drive**, the **ACA office**, **Player's Turning**, **Abbey Terrace**, and **Oaklyn Woods**.

- To address the pesticide ban, Avenel adopted a proactive approach with fall and spring top dressing and overseeding in common areas, along with installation of sod in select locations.
- The power control system for the gates at **Rapley Preserve** was upgraded and replaced, and trees were evaluated and removed in **Rapley Grove Park**.
- Signage and other site features were renovated in **Prescott**, **Pleasant Gate**, **Player's Turning**, and **Oaklyn Woods**.
- The replacement of evergreen screening in the common areas of **Player's Turning**, **Pleasant Gate**, **Rapley Preserve**, and **Player's Gate** will continue this fall, along with landscape enhancements planned for **Player's Turning** and **Oaklyn Woods**.

Montgomery County Gas Blower Ban in Effect:

Effective July 1, the landscape team/contractor transitioned to the use of electric blowers. Additional equipment and personnel will be necessary for the upcoming fall leaf removal. A sea container has been retrofitted as a charging station for the batteries and is located at the landscape yard behind the ACA office.

(Answer- see page 10)
Fun Fact Answer:
Anthony M. Natelli, developer of Avenel

Tree Health & Safety:



This year's weather conditions have presented several challenges. Due to an increase in fallen trees, we continue to focus on the safety and condition of large trees within the community. We kindly request homeowners to assist us by notifying the office if they have any concerns regarding nearby trees. Additionally, the county has identified and marked several trees along public roads within the community for removal. The removal work is scheduled to take place in August and September.

Enhancing Turf Quality with POLYON:

In response to the Montgomery County Pesticide Ban, we evaluated methods to improve turf quality while reducing costs. Recent technological advancements have supported these efforts. The landscape contract normally requires four annual fertilization treatments. Beginning in 2025, with the assistance of McFall & Berry, the turf management program was modified to use POLYON Controlled Release Fertilizer, a product that delivers nutrients more consistently over a longer period. As a result, only two applications - one in the spring and one in the fall - are now necessary. This adjustment has reduced equipment traffic during the spring, leading to reduced turf wear and soil compaction.

The POLYON Controlled Release Fertilizer offers uniform and predictable nutrient delivery regardless of irrigation or rainfall, contributing to healthier turfgrass. Its controlled release mechanism is regulated by reactive layer coatings that respond to soil temperature, ensuring a steady nutrient supply without surge growth caused by excess moisture. This approach helps minimize fluctuations in turf growth, lowers mowing frequency, and saves time. Additionally, POLYON's slow release formulation minimizes the potential for nutrient leaching and volatility, promoting more efficient and environmentally responsible fertilization.

Aeration and Overseeding:

As fall approaches, aeration and seeding services will begin. Proper watering is essential for effective seed germination and healthy growth. Follow the watering guidelines below to help enhance the quality of your lawn.

If you have an irrigation system, remember to mark the sprinkler heads before service to help prevent damage.

General Watering Guidelines for Grass Seed:

- Water 2-4 times daily until the grass reaches 1-1½”.
- Avoid runoff or puddling of water.
- For the best results, the soil should stay darkened to indicate it’s moist.

Once the grass reaches 1-1½”:

- Water only once per day, doubling the watering time for each zone.
- Continue daily watering through the remainder of summer, or until seasonal changes reduce the need for watering.

Suggested Watering Times by Sprinkler Type:

Rotary Sprinklers:

- In full sun, start with 10-20 minutes per zone.
- In shade or on a slope, start with 5-15 minutes per zone.

Are You Receiving Our Community Updates?

The ACA primarily communicates important news, updates, and alerts by email. If you are not receiving our emails, be sure to check your “spam” folder. If you wish to be included in our mailing list, or to add additional email addresses, please contact our office at customerservice@liveatavenel.com.

Spray Sprinklers:

- In full sun, start with 10-15 minutes per zone.
- In shade or on a slope, start with 5-10 minutes per zone.

Oscillating Sprinklers:

- In full sun, start with 20-30 minutes per zone.
- In shade or on a slope, start with 10-15 minutes per zone.

Additional Tips:

- During the summer heat, while the seed is becoming established, the ground must remain dark in color to indicate it’s moist but not wet to the point that puddles accumulate.
- Avoid allowing your lawn to dry out. Think of it as an infant that requires small, frequent “feedings.”
- Once your seed lawn has matured and is 1-1½” in height, irrigate less frequently but more deeply. Actual watering times and frequencies should be adjusted depending on seasonal temperatures and rainfall.



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If your property is currently listed for sale this is not intended as a solicitation.

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Views from
AVENEL

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

Upcoming Meetings & Events*

The Modifications Committee – The Modifications Committee meets on the 2nd Monday of every month at 5:00 p.m. Applications must be submitted to the ACA office by 12:00 p.m. on 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 Homeowner's Advisory Committee – The HAC generally meets once per quarter at 6:00 p.m. The remaining meetings for 2025 are scheduled as follows:
September 10th and December 3rd.

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 September 23rd.

Shred Day – September 20th from 9:00 a.m. – 12:00 p.m. @ Avenel Pool

Halloween Trunk'or'Treat – October 25th @ Avenel Pool

2025 Annual HOA Meeting – November 12th at 7:00 p.m. @ TPC Potomac at Avenel Farm

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

