

Run Date: 06/07/2023  
Run Time: 4:53 pm

**Avenel Community Association**  
**CCR History Report**  
**Detailed Report by Street Address**

Review EVRE guidelines.

**Avenel Farm Drive**

9840 Avenel Farm Drive	Willie H. Gilmore	Lot/Unit #:	87F	Account #:	4970
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<b># 4</b>	<b><u>CCR Code</u></b> ADD - Addition	<b><u>Active</u></b> YES	<b><u>Type</u></b> Pending	<b><u>Create</u></b> 06/05/2023	<b><u>Request</u></b> 06/07/2023	<b><u>Closed</u></b>	<b><u>Next Action</u></b> NONE
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**Summary:** Addition

**Detailed Description**

To install a 5' by 10' addition off the kitchen on the second story of the rear elevation on a conceptual basis.

**Stipulation**

9851 Avenel Farm Drive	Joseph Benkowski	Lot/Unit #:	6E	Account #:	4986
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<b># 6</b>	<b><u>CCR Code</u></b> PAT - Patio	<b><u>Active</u></b> YES	<b><u>Type</u></b> Pending	<b><u>Create</u></b> 06/01/2023	<b><u>Request</u></b> 06/07/2023	<b><u>Closed</u></b>	<b><u>Next Action</u></b> NONE
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**Summary:** Pool Patio

**Detailed Description**

To update the patio surrounding the pool and install a fence enclosing the rear yard.

**Stipulation**

9852 Avenel Farm Drive	Garren Patrick Givens	Lot/Unit #:	115F	Account #:	4990
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<b># 4</b>	<b><u>CCR Code</u></b> FEN - FENCES	<b><u>Active</u></b> YES	<b><u>Type</u></b> Pending	<b><u>Create</u></b> 05/10/2023	<b><u>Request</u></b> 05/10/2023	<b><u>Closed</u></b>	<b><u>Next Action</u></b> NONE
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**Summary:** Fence

**Detailed Description**

Remove the left section of the original fence surrounding the pool and add a new section of fence connecting to the fence at the rear of the property to enclose more of the rear yard. The finished fence will match neighbors property and will be barely visible to street/neighbors behind existing landscaping.

**Stipulation**

**Beman Woods Way**

9617 Beman Woods Way	Jonathan Ganjei	Lot/Unit #:	181D	Account #:	2658
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<b># 4</b>	<b><u>CCR Code</u></b> PAI - Painting	<b><u>Active</u></b> YES	<b><u>Type</u></b> Pending	<b><u>Create</u></b> 05/17/2023	<b><u>Request</u></b> 05/17/2023	<b><u>Closed</u></b>	<b><u>Next Action</u></b> NONE
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**Summary:** Door/Shutters

**Detailed Description**

To have front door and shutters in the front of the property painted black- currently marron/burgundy

**Stipulation**

**Crimson Leaf Terrace**

9325 Crimson Leaf Terrace	Susan Bersoff-Matcha	Lot/Unit #:	268B	Account #:	6222
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**Crimson Leaf Terrace**

9325 Crimson Leaf Terrace	Susan Bersoff-Matcha	Lot/Unit #:	268B	Account #:	6222
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# 6	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	DOO - Door(s)	YES	Pending	06/01/2023	06/01/2023		NONE

**Summary:** Doors/Windows

**Detailed Description**

Remove and replace 4 doors and 1 window to the rear sunroom. No muntins planned.

**Stipulation**

9416 Crimson Leaf Terrace	Chetan Chadha	Lot/Unit #:	46C	Account #:	6322
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# 7	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	PAI - Painting	YES	Pending	06/01/2023	06/01/2023		NONE

**Summary:** Painting

**Detailed Description**

Repaint exterior window shutters of home & repaint front door.

Change all window shutters from gray to black

Change front door from red to black

**Stipulation**

**Eagle Ridge Court**

9 Eagle Ridge Court	Eric Sensenbrenner	Lot/Unit #:	32G	Account #:	3638
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# 9	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Pending	06/01/2023	06/01/2023		NONE

**Summary:** Landscaping/ Fencing

**Detailed Description**

addition of river rock to northwest corner of rear garden. Also addition of black metal gate to match existing fence to prevent do from entering lower garden area.

**Stipulation**

**Eagle Ridge Drive**

9401 Eagle Ridge Drive	David Dunn	Lot/Unit #:	8G	Account #:	3652
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# 4	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	MIS - Miscellaneous	YES	Pending	06/01/2023	06/06/2023		NONE

**Summary:** Create mudroom entrance, boxed bay window, lights

**Detailed Description**

To change a single garage door into a side mudroom entrance, modify a bay window on the right side of the home into a boxed bay while adding windows, add a window above the existing kitchen window on the right side of the home, and replace the exterior lights on the home.

**Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	06/07/2023	The roof and all windows except for the new windows being requested in this application were approved for replacement 11/22. The new windows and new section of roof in this application will match those prior approvals.

9601 Eagle Ridge Drive	Robert Herman	Lot/Unit #:	36G	Account #:	3723
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**Avenel Community Association**  
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**Eagle Ridge Drive**

9601 Eagle Ridge Drive	Robert Herman	Lot/Unit #:	36G	Account #:	3723
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# 1	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Pending	06/02/2023	06/02/2023		NONE

**Summary:** Landscaping

**Detailed Description**

To install a flagstone walking path on the left side of the house.

**Stipulation**

**Holly Leaf Lane**

9013 Holly Leaf Lane	Francis Namin	Lot/Unit #:	138B	Account #:	1355
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# 10	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	-	YES	Pending	06/01/2023	06/01/2023		NONE

**Summary:** Walkway, Garden, Driveway

**Detailed Description**

Front walkway- remove existing flagstone, pour concrete base and install flagstone

Front garden bed stone walls- due to deterioration of stone walls around garden beds. Remove and reinstall stones to improve aesthetic

Existin asphalt driveway- top strip and recoat for a consistent, even leveled finished product

**Stipulation**

**Natelli Woods Lane**

7021 Natelli Woods Lane	Alan Meltzer	Lot/Unit #:	12H	Account #:	4016
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# 8	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	DEC - Deck	YES	Pending	06/02/2023	06/02/2023		NONE

**Summary:** Deck/Hot Tub

**Detailed Description**

Rebuild existing deck to accomodate hot tub; modifications to previously approved application.

**Stipulation**

**Pierce Point Court**

8502 Pierce Point Court	Steven D. Ward	Lot/Unit #:	72C	Account #:	8010
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# 10	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	PAT - Patio	YES	Pending	06/01/2023	06/01/2023		NONE

**Summary:** Patio/Walkway/Landscaping

**Detailed Description**

Re-do failing patio in the back of the house, redo the walkway to the back patio, add/change some of the current back yard landscaping

**Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	06/06/2023	Tom made a site visit and recommends approval of the landscaping request.

**Pleasant Gate Lane**

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**Pleasant Gate Lane**

9749 Pleasant Gate Lane	Linda Jaramillo	Lot/Unit #:	127I	Account #:	7598			
# 5	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>	
	-	YES	Pending	06/01/2023	06/01/2023		NONE	
<b>Summary:</b> Gazebo								
<b><u>Detailed Description</u></b>								
To install a shade structure on the rear patio.								
<b><u>Stipulation</u></b>								
	<u>Type</u>	<u>Date</u>	<u>Note</u>					
	Note	06/06/2023	Applications for this type of structure have traditionally been disapproved for Pleasant Gate.					

**Potomac School Drive**

9225 Potomac School Drive	Farzin Namin	Lot/Unit #:	338B	Account #:	6695			
# 2	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>	
	OTH - other	YES	Pending	06/01/2023	06/01/2023		NONE	
<b>Summary:</b> Asphalt								
<b><u>Detailed Description</u></b>								
New asphalt, with stone border.								
<b><u>Stipulation</u></b>								

9234 Potomac School Drive	Mahendra S. Chawla	Lot/Unit #:	38B	Account #:	6735			
# 3	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>	
	WKY - Walkway	YES	Pending	06/01/2023	06/01/2023		NONE	
<b>Summary:</b> Walkway								
<b><u>Detailed Description</u></b>								
Fixing walkway in the back yard								
<b><u>Stipulation</u></b>								

**Turnberry Drive**

9467 Turnberry Drive	Carole Fungler	Lot/Unit #:	319D	Account #:	3466			
# 7	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>	
	LIT - Lighting	YES	Pending	05/26/2023	05/26/2023		NONE	
<b>Summary:</b> Exterior Post Lights								
<b><u>Detailed Description</u></b>								
Removal and capping of electric of exterior post lights on 1.) side of drive pad at the front of the house and 2.) in the enclosed garden								
<b><u>Stipulation</u></b>								

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**Abbey Terrace**

8909 Abbey Terrace	Dennis Kelleher	Lot/Unit #:	107F	Account #:	4830
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# 5	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	ROO - Roof	YES	Approved	05/10/2023	05/10/2023		NONE

**Summary:** Roof

**Detailed Description**

Re-roof with Davinci Bella Forte color "Tahoe" with snow guards on front and back to close in match

**Approval Stipulation**

**Avenel Farm Drive**

9852 Avenel Farm Drive	Garren Patrick Givens	Lot/Unit #:	115F	Account #:	4990
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# 3	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	05/10/2023	05/10/2023		NONE

**Summary:** Landscaping

**Detailed Description**

Additional landscaping in front of property to add visual appeal, decorative trees w/ annual bed to add more visual interest and mirror landscaping across Abbey Dr, Owner has reviewed w Neighbor.

**Approval Stipulation**

**Chartwell Manor Court**

10029 Chartwell Manor Court	Rakesh Arora	Lot/Unit #:	9I	Account #:	5642
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# 5	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	05/10/2023	05/10/2023		NONE

**Summary:** Tree removal and replacement

**Detailed Description**

Take down sycamore tree leaning over the properties patio. Replace with forest pansy red bud tree.

**Approval Stipulation**

**Crimson Leaf Court**

8409 Crimson Leaf Court	Andrew Singer	Lot/Unit #:	54C	Account #:	6062
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# 8	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	05/10/2023	05/10/2023		NONE

**Summary:** Landscaping

**Detailed Description**

To remove front azalea bushes on both sides of front steps and plant new symmetrical plantings. 2 garden rocks (1 in each bed) and Sod laid to reduce mulch bed under 2 front lollypop trees.

**Approval Stipulation**

**Eagle Ridge Drive**

9620 Eagle Ridge Drive	Fern P. O'Brian	Lot/Unit #:	18H	Account #:	3749
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**Avenel Community Association**  
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***Eagle Ridge Drive***

9620 Eagle Ridge Drive      Fern P. O'Brian      Lot/Unit #: 18H      Account #: 3749

# 6	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	05/18/2023	05/18/2023		NONE

**Summary:** Landscaping

**Detailed Description**

Mitigation of erosion and water runoff with riverstone. Already completed by M & B

**Approval Stipulation**

***Fox Gate Court***

7805 Fox Gate Court      Harold Weinberg      Lot/Unit #: 227B      Account #: 1805

# 4	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	ROO - Roof	YES	Approved	06/01/2023	06/01/2023		NONE

**Summary:** Roof replacement

**Detailed Description**

Replace cedar shingles with Davinci multi width aged cedar faux shake.

**Approval Stipulation**

***Holly Leaf Court***

15 Holly Leaf Court      Steven C. Schnitzer      Lot/Unit #: 44A      Account #: 9732

# 3	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	06/01/2023	06/01/2023		NONE

**Summary:** Landscaping

**Detailed Description**

Plant 5 barberries on right of front door to mirror left side. Replace a dead weeping cerry in same bed w a forest pansy red berry. Remove and replace additional trees

**Approval Stipulation**

***Orchard Gate Court***

7802 Orchard Gate Court      Deborah Chungu      Lot/Unit #: 223B      Account #: 1905

# 4	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	06/01/2023	06/01/2023		NONE

**Summary:** Landscaping

**Detailed Description**

Remove ground cover to stop shake breedng. Add flowers by M&B

**Approval Stipulation**

***Potomac School Terrace***

8532 Potomac School Terrace      James Waddell      Lot/Unit #: 53B      Account #: 6885

**Avenel Community Association**  
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**Potomac School Terrace**

8532 Potomac School Terrace	James Waddell	Lot/Unit #:	53B	Account #:	6885
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# 13	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	05/30/2023	05/30/2023		NONE

**Summary:** Landscaping

**Detailed Description**

Landscape the area inside of the driveway circle and re-lay river rock.

**Approval Stipulation**

**Town Gate Place**

7805 Town Gate Place	Lulin Wang	Lot/Unit #:	204B	Account #:	2385
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# 11	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	05/10/2023	05/10/2023		NONE

**Summary:** Tree removal

**Detailed Description**

Remove tree in front of gate, without replacement

**Approval Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	06/05/2023	Tom made a site visit and recommends approval noting the yard will remain heavily treed following the removal.

**Turnberry Drive**

9422 Turnberry Drive	John Jordan	Lot/Unit #:	43D	Account #:	3374
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# 2	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	06/05/2023	06/05/2023		NONE

**Summary:** Landscaping

**Detailed Description**

To remove a large River Birch tree in the small front court yard, grind the stump down, and not replace the tree.

**Approval Stipulation**

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	06/05/2023	Tom made a site visit and recommends approval without replacement. It is a small area for such a large tree and plenty of other landscaping to not require a replacement.

**Watts Mine Terrace**

8833 Watts Mine Terrace	Brigitte Oertel	Lot/Unit #:	129F	Account #:	5154
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# 5	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	LAN - Landscaping	YES	Approved	06/01/2023	06/01/2023		NONE

**Summary:** Tree Removal

**Detailed Description**

Removal of dead tree by M&B, not to be replaced by a new tree, as several trees have already been added over the years.

**Approval Stipulation**