

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

Guidelines for review regarding short term rentals/ADUs.

Avenel Farm Drive

9851 Avenel Farm Drive	Joseph Benkowski	Lot/Unit #:	6E	Account #:	4986
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#	CCR Code	Active	Type	Create	Request	Closed	Next Action
# 8	MIS - Miscellaneous	YES	Pending	02/21/2024	02/21/2024		NONE

Summary: Pool house, hardscapes and landscaping

Detailed Description

Install a pool house left of the previously approved pool/decorative garden. Add cobblestone banding to the previously approved driveway extension. Install a firepit and walking paths in the rear yard.

Stipulation

10032 Avenel Farm Drive	Paul Gavaris	Lot/Unit #:	41I	Account #:	5546
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#	CCR Code	Active	Type	Create	Request	Closed	Next Action
# 6	APL - Appeal	YES	Pending	02/29/2024	11/02/2023		NONE

Summary: Garage door appeal

Detailed Description

The resident would like the Committee to reconsider that denial of the unapproved garage doors installed without application.

Stipulation

Beman Woods Way

9617 Beman Woods Way	Jonathan Ganjei	Lot/Unit #:	181D	Account #:	2658
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#	CCR Code	Active	Type	Create	Request	Closed	Next Action
# 6	LIT - Lighting	YES	Pending	03/04/2024	03/06/2024		NONE

Summary: Light Fixtures

Detailed Description

Replace the original light fixtures on the front and rear of the home with new transitional lights.

Stipulation

Run Date: 03/08/2024
Run Time: 1:23 pm

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Crimson Leaf Terrace

9325 Crimson Leaf Terrace		Susan Bersoff-Matcha		Lot/Unit #:	268B	Account #:	6222
# 7	<u>CCR Code</u> LIT - Lighting	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 03/04/2024	<u>Request</u> 03/05/2024	<u>Closed</u>	<u>Next Action</u> NONE
Summary: Light fixtures							
<u>Detailed Description</u> Replace the original light fixtures with new transitional 18" light fixtures on either side of the front door and between the garage doors.							
<u>Stipulation</u>							
# 8	<u>CCR Code</u> SKY - skylights	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 03/04/2024	<u>Request</u> 03/05/2024	<u>Closed</u>	<u>Next Action</u> NONE
Summary: Skylights							
<u>Detailed Description</u> Replace the original leaking skylights with Custom FCM Velux Skylights at the rear of the home.							
<u>Stipulation</u>							
# 9	<u>CCR Code</u> DEC - Deck	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 03/04/2024	<u>Request</u> 03/05/2024	<u>Closed</u>	<u>Next Action</u> NONE
Summary: Deck							
<u>Detailed Description</u> Replace the original wood deck with Trex Lineage Composite Boards in the color "Jasper" and railings with Wolf Vinyl Railings in the color white with square balusters. The footprint of the deck will remain the same except the steps will be widened to conform with county code. The railings will include 18 low voltage post lights and the steps will include 6 riser lights.							
<u>Stipulation</u>							

9412 Crimson Leaf Terrace		Jason Bernstein		Lot/Unit #:	62C	Account #:	6302
# 16	<u>CCR Code</u> FP - Fireplace or Fire Pit	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 03/04/2024	<u>Request</u> 03/06/2024	<u>Closed</u>	<u>Next Action</u> NONE
Summary: Fireplace							
<u>Detailed Description</u> To frame the bottom of the existing fireplace with porcelain tile to match the existing patio and add 6 boxwoods to soften the appearance.							
<u>Stipulation</u>							

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Eagle Ridge Drive

9509 Eagle Ridge Drive		John Marsh		Lot/Unit #:		77G	Account #:		3688
# 6	<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	03/04/2024	03/04/2024		NONE		
	Summary: Security lights/cameras								
	<u>Detailed Description</u> Install three ring security lights/cameras around the home.								
<u>Stipulation</u>									

9517 Eagle Ridge Drive

Sergio Urzua

Lot/Unit #:

29G

Account #:

3704

4

CCR Code

WIN - Window(s)

Active

YES

Type

Pending

Create

02/20/2024

Request

02/20/2024

Closed

Next Action

NONE

Summary: Windows

Detailed Description

Replace 30 windows on the home. Six of the windows will be modified and made rectangular in shape along the front and right side. The modified windows will be double hung windows with muntins to match the existing windows. All other windows to match in design, function, and muntin pattern.

Stipulation

Flower Gate Terrace

10106 Flower Gate Terrace		Charles L. Feitel		Lot/Unit #:	187F	Account #:	4400
# 6	<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	03/04/2024	03/05/2024		NONE
	<u>Summary:</u> Walkway, Awning, Lighting						
	<u>Detailed Description</u> Maintain the existing walkway, landscape lights, security flood lights, and Navy Blue awning.						
<u>Stipulation</u>							

Holly Leaf Court

21 Holly Leaf Court		Handel Lee		Lot/Unit #: 26A		Account #: 9738	
# 14	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	SCU - Decorative Outdoor Sculptures	YES	Pending	03/04/2024	03/04/2024		NONE
	Summary: Decorative Outdoor Sculptures						
	<u>Detailed Description</u> Maintain the previously denied artwork in the front yard with evergreen landscape screening and relocate the two other artistic rockery to the rear yard. <u>Stipulation</u>						

Run Date: 03/08/2024
Run Time: 1:23 pm

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Holly Leaf Lane

9021 Holly Leaf Lane		Rajat Sud		Lot/Unit #:		140B		Account #:		1375	
# 15	<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	02/07/2024	02/07/2024		NONE				
	Summary: Water Feature										
	<u>Detailed Description</u> Construct a 5'X4' water feature with Techo-Bloc Blu Grande smooth pavers to match the previously approved walkway. There will be a platform in the center of the water feature to hold a 3'X2' statue or planters, interchangeably.										
<u>Stipulation</u>											

Meyer Point Drive

9701 Meyer Point Drive		Bou-Kau Yang		Lot/Unit #:	201F	Account #:	4480
# 5	<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	02/20/2024	02/20/2024		NONE
	Summary: Light Fixtures						
	<u>Detailed Description</u>						
	Replace the light fixtures on the front of the home.						
	<u>Stipulation</u>						

9704 Meyer Point Drive

John Hsing

Lot/Unit #:

166F

Account #:

4484

6

CCR Code

LIT - Lighting

Active

YES

Type

Pending

Create

02/29/2024

Request

02/29/2024

Closed

Next Action

NONE

Summary:

Light fixtures

Detailed Description

Replace the light fixtures on the front of the home.

Stipulation

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Natelli Woods Lane

7021 Natelli Woods Lane		Alan Meltzer		Lot/Unit #:		12H	Account #:		4016
# 9	<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	02/21/2024	02/21/2024		NONE		
	Summary: Walkway								
	<u>Detailed Description</u> Replace the existing wood framed steps with Techo Bloc steps in the color "Greyed Nickel" and Aberdeen pavers with a black border.								
<u>Stipulation</u>									

7030 Natelli Woods Lane		Ralph Fairbanks		Lot/Unit #:	2H	Account #:	4026
# 10	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	APL - Appeal	YES	Pending	02/29/2024	02/29/2024		NONE
	Summary: Appeal						
	<u>Detailed Description</u> The resident would like to appeal the Committee decision for the front section of his fence to be taller than 5' as originally approved. The front facing section of fence has been installed at just over 6'. <u>Stipulation</u>						

Rapley Preserve Circle

8533 Rapley Preserve Circle		Kashif Poshni		Lot/Unit #:		78C	Account #:		8180
# 6	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>		
	WIN - Window(s)	YES	Pending	02/22/2024	02/22/2024		NONE		
	<u>Summary:</u> Windows and door								
	<u>Detailed Description</u>								
	Replace 34 windows on the home and one door with Vytex Fortis Windows in the color white.								
<u>Stipulation</u>									

Turnberry Drive

9410 Turnberry Drive		Nicholas Albergo		Lot/Unit #:	340D	Account #:	3334
# 9	<u>CCR Code</u> LAN - Landscaping	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 02/07/2024	<u>Request</u> 02/07/2024	<u>Closed</u>	<u>Next Action</u> NONE
Summary: Landscaping							
<u>Detailed Description</u> Remove old landscaping and install new landscaping in a different design/location.							
<u>Stipulation</u>							

Run Date: 03/08/2024
Run Time: 1:55 pm

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Avenel Farm Drive

9728 Avenel Farm Drive	John Scott	Lot/Unit #:	21F	Account #:	4336
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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	02/20/2024	02/20/2024		NONE

Summary: Landscaping

Detailed Description

To remove one Locust tree in the rear yard without replacement.

Approval Stipulation

Beman Woods Way

9705 Beman Woods Way	Steven Smith	Lot/Unit #:	290D	Account #:	2738
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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>
	DRA - Drainage	YES	Approved	02/23/2024	02/23/2024		NONE

Summary: Drainage Swale

Detailed Description

Create a swale in the rear yard to re-direct water away from the home.

Approval Stipulation

9726 Beman Woods Way	Craig Singleton	Lot/Unit #:	272D	Account #:	2806
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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>
	LAN - Landscaping	YES	Approved	02/20/2024	02/20/2024		NONE

Summary: Landscaping

Detailed Description

To install 6 Green Giant trees along the rear of the property to screen from neighbors.

Approval Stipulation

Crimson Leaf Court

8413 Crimson Leaf Court	David Slan	Lot/Unit #:	55C	Account #:	6082
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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	02/27/2024	02/27/2024		NONE

Summary: Landscaping

Detailed Description

To remove the landscaping along the left side of the property and replace with 6 Green Giant, 4 Cryptomeria, and 7 American Pillar trees.

Approval Stipulation

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Sandalfoot Court

14 Sandalfoot Court	Igor Chechik	Lot/Unit #:	248D	Account #:	2998
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#	CCR Code	Active	Type	Create	Request	Closed	Next Action
8	LAN - Landscaping	YES	Approved	03/01/2024	03/01/2024		NONE

Summary: Tree removal
Detailed Description
Remove on tree from the rear yard without replacement.
Approval Stipulation