

Avenel Community Association
CCR History Report
Detailed Report by Street Address

Discussion: Fees for modification applications submitted after completion.

Avenel Farm Drive

9900 Avenel Farm Drive	Paul Skoutelas	Lot/Unit #:	145F	Account #:	5030
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# 5	<u>CCR Code</u> PO - Porch	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 02/05/2025	<u>Request</u> 02/05/2025	<u>Closed</u>	<u>Next Action</u> NONE
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Summary: Porch

Detailed Description

Bring the footprint of the previously approved open air porch within the footprint of the home.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note		

Chartwell Manor Court

10024 Chartwell Manor Court	Brendan Keating	Lot/Unit #:	28I	Account #:	5622
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# 3	<u>CCR Code</u> MIS - Miscellaneous	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 02/05/2025	<u>Request</u> 02/05/2025	<u>Closed</u>	<u>Next Action</u> NONE
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Summary: Miscellaneous

Detailed Description

Revised designs for the unapproved portions of the rear yard improvements, including the path/patio in the left rear yard, front patio around the water fountain, fence, and landscaping.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note		

Eagle Ridge Drive

9517 Eagle Ridge Drive	Sergio Urzua	Lot/Unit #:	29G	Account #:	3704
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# 5	<u>CCR Code</u> MIS - Miscellaneous	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 02/05/2025	<u>Request</u> 02/05/2025	<u>Closed</u>	<u>Next Action</u> NONE
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Summary: Miscellaneous

Detailed Description

Construct a Belgian Cobble walkway, requiring a 1.5' retaining wall, left of the driveway. The cobble stone walkway will connect to a new Flagstone walkway, which is being built to replace a poor quality rock walkway. The Flagstone walkway will connect to a proposed extension to the pool deck, which will require another retaining wall no greater than 2'. Behind the proposed patio extension and existing patio, another retaining wall is proposed at a max height of 3' with a black metal railing to extend the useful yard space. Flagstone steppers will be placed across the lawn to proposed Flagstone steps/walkway leading to a 8' radius Flagstone firepit with 18" stone seating wall.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note		

Run Date: 02/06/2025
Run Time: 12:19 am

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Holly Leaf Lane

8901 Holly Leaf Lane	Jonathan Stroebel	Lot/Unit #:	1B	Account #:	9753
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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>
	WIN - Window(s)	YES	Pending	02/05/2025	02/05/2025		NONE

Summary: Windows and Paint

Detailed Description

Replace the majority of the windows on the home with Renewal by Anderson windows in the same style, function, and muntin pattern as the existing windows and to paint the exterior of the home Benjamin Moore "White Dove".

Stipulation

8933 Holly Leaf Lane	Zachary Cohen	Lot/Unit #:	92B	Account #:	1295
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# 19	<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	02/05/2025	02/05/2025		NONE

Summary: Lighting/other

Detailed Description

Install new light fixtures on the home and change the previously approved square columns to round columns.

Stipulation

<u>Type</u>	<u>Date</u>
Note	

9053 Holly Leaf Lane	Asif Dhar	Lot/Unit #:	211B	Account #:	1465
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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>
	ROO - Roof	YES	Pending	02/05/2025	02/05/2025		NONE

Summary: Tesla Roof

Detailed Description

Replace the original roof with Tesla Solar Roof shingles to mimic black slate.

Stipulation

Natelli Woods Lane

7100 Natelli Woods Lane	Younglin Lim	Lot/Unit #:	79G	Account #:	4072
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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>
	MIS - Miscellaneous	YES	Pending	02/05/2025	02/05/2025		NONE

Summary: Addition, pool, patio, and landscape

Detailed Description

Install a new 2 story 4 car garage with materials to match the existing home. Install a new pool, patio, fence, and landscape screening in the rear yard.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	02/05/2025	

7112 Natelli Woods Lane	Yousuf Hanif	Lot/Unit #:	80G	Account #:	3583784
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Run Date: 02/06/2025
Run Time: 12:19 am

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Natelli Woods Lane

7112 Natelli Woods Lane	Yousuf Hanif	Lot/Unit #:	80G	Account #:	3583784
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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>
	NEW - New Home	YES	Pending	02/05/2025	02/05/2025		NONE

Summary: New Home Alterations

Detailed Description

Remove the previously approved stone finish, originally planned for the recessed portion of the front of the home, and replace with stucco.

Stipulation

Potomac School Drive

9204 Potomac School Drive	Timothy Bennett	Lot/Unit #:	346B	Account #:	6605
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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>
	DEC - Deck	YES	Pending	02/05/2025	02/05/2025		NONE

Summary: Deck

Detailed Description

Replace the rear deck and railings, with the same foot print, with Sylvanix Elite Collection deck material in the color "Harvest Brown" and cast iron railings.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	02/05/2025	

Rapley Gate Terrace

8600 Rapley Gate Terrace	Richard Drakeman	Lot/Unit #:	112C	Account #:	8050
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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>
	PLA - Play Equipment	YES	Pending	02/05/2025	02/05/2025		NONE

Summary: Play Set

Detailed Description

Install a Cedarworks playset, in a mulch bed, in the rear yard.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	02/05/2025	

Saunders Lane

8901 Saunders Lane	Ricardo Falu Sr.	Lot/Unit #:	51A	Account #:	1015
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Run Date: 02/06/2025
Run Time: 12:19 am

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Saunders Lane

8901 Saunders Lane	Ricardo Falu Sr.	Lot/Unit #:	51A	Account #:	1015
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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>
	ADD - Addition	YES	Pending	02/05/2025	01/08/2025		NONE

Summary: Addition

Detailed Description

Expand the kitchen and install an entertainment addition at the rear of the home. The right side of the addition will be constructed with existing bricks salvaged from demolition. The rear of the addition and kitchen expansion will be constructed of stucco painted to match the trim of the home.

Stipulation

# 7	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	FEN - FENCES	YES	Pending	02/05/2025	02/05/2025		NONE

Summary: Fence

Detailed Description

Replace the existing side and rear fence with a wood picket fence to match the neighboring fence. The front facing section of fence will remain the existing black metal fence, but will be relocated on the left side to the rear corner of the home and buried to 5' on both sides.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	02/05/2025	