

Avenel Community Association

Pre-fabricated Addition Guidelines Discussion

Avenel Farm Drive

9747 Avenel Farm Drive	9747 Avenel Farm Drive LLC	Lot/Unit #:	17E	Account #:	4356
------------------------	----------------------------	-------------	-----	------------	------

# 15	<u>CCR Code</u> OTH - other	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 05/06/2025	<u>Request</u> 05/06/2025	<u>Closed</u>	<u>Next Action</u> NONE
------	--------------------------------	----------------------	------------------------	-----------------------------	------------------------------	---------------	----------------------------

Summary: Flagpole

Detailed Description

Maintain the existing flagpole in the front yard.

Stipulation

<u>Type</u> Note	<u>Date</u> 05/06/2025	<u>Note</u> The flagpole was installed without prior/approval. I have asked the owner to confirm the height of the pole, size of the flag, and what color the pole will be with no response to date.
---------------------	---------------------------	---

Beman Woods Way

9628 Beman Woods Way	Cheryl Joseph	Lot/Unit #:	359D	Account #:	2686
----------------------	---------------	-------------	------	------------	------

# 2	<u>CCR Code</u> WIN - Window(s)	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 05/01/2025	<u>Request</u> 05/01/2025	<u>Closed</u>	<u>Next Action</u> NONE
-----	------------------------------------	----------------------	------------------------	-----------------------------	------------------------------	---------------	----------------------------

Summary: Windows

Detailed Description

Replace all the windows on the front elevation of the home with windows to match in function, style, grid pattern, and color as the existing windows.

Stipulation

Crimson Leaf Terrace

9401 Crimson Leaf Terrace	Metin Kurtoglu	Lot/Unit #:	42C	Account #:	6262
---------------------------	----------------	-------------	-----	------------	------

# 8	<u>CCR Code</u> DOO - Door(s)	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 05/06/2025	<u>Request</u> 05/06/2025	<u>Closed</u>	<u>Next Action</u> NONE
-----	----------------------------------	----------------------	------------------------	-----------------------------	------------------------------	---------------	----------------------------

Summary: Front Door

Detailed Description

Maintain the current front door and paint it black. Install a video camera in the rear yard on a black pole facing the rear of the home.

Stipulation

<u>Type</u> Note	<u>Date</u> 05/06/2025	<u>Note</u> The front door was originally a red 12 panel door and was changed prior to last months meeting where the application was denied. The owner stated that the door was changed by their contractor as a mistake, but they would like to keep it and paint it black.
---------------------	---------------------------	---

9417 Crimson Leaf Terrace	Charles M. Croner	Lot/Unit #:	14C	Account #:	6332
---------------------------	-------------------	-------------	-----	------------	------

# 6	<u>CCR Code</u> ADD - Addition	<u>Active</u> YES	<u>Type</u> Pending	<u>Create</u> 05/06/2025	<u>Request</u> 05/06/2025	<u>Closed</u>	<u>Next Action</u> NONE
-----	-----------------------------------	----------------------	------------------------	-----------------------------	------------------------------	---------------	----------------------------

Summary: Addition

Detailed Description

Maintain the addition built at the rear of the home without prior approval. Paint the black windows and doors installed at the rear of the home a color to match the existing windows. Install landscape screening to screen the addition from view of neighbors.

Stipulation

Avenel Community Association
CCR History Report
Detailed Report by Street Address

Eagle Ridge Drive

9517 Eagle Ridge Drive	Sergio Urzua	Lot/Unit #:	29G	Account #:	3704
------------------------	--------------	-------------	-----	------------	------

# 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	05/06/2025	05/06/2025		NONE

Summary: Fence

Detailed Description

Extend the existing portion of the rear fence to expand the usable rear yard. The new fence will match the existing fence.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	05/06/2025	This applicaiton was previously approved pending the location of the fence be flagged to determine if landscape screening would be required. Upon inspection of the flagged location it was discovered that the flagged location did not match the previous application. The new application represents the correct location for the fence.

Meyer Point Terrace

10109 Meyer Point Terrace	Jonathan Hsiao	Lot/Unit #:	197F	Account #:	4578
---------------------------	----------------	-------------	------	------------	------

# 5	<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	05/01/2025	05/01/2025		NONE

Summary: Paint Trim & Garage Doors, Lights

Detailed Description

Paint the trim and garage doors Benjamin Moore "OC-65 White" and the front door and shutters "Hale Navy HC-154". Replace the two lights on either side of the front door and one light at the garage doors with Gaudencia 2-Bulb 25.74" Outdoor Wall Lanterns in Bronze. Install two stormdoors on the home, one at the front and one at the rear.

Stipulation

Mountain Gate Drive

6921 Mountain Gate Drive	Andrew Quartner	Lot/Unit #:	3G	Account #:	3910
--------------------------	-----------------	-------------	----	------------	------

# 1	<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	05/06/2025	05/06/2025		NONE

Summary: Roof

Detailed Description

Replace the original cedar shake roof with EcoStar synthetic slate in the color "Stone Red" or "Chestnet Brown".

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	05/06/2025	While the product is on the approved list, the two color choices have never been approved in a synthetic slate which would be president setting.

Pierce Point Court

8504 Pierce Point Court	Colin Goddard	Lot/Unit #:	73C	Account #:	8030
-------------------------	---------------	-------------	-----	------------	------

Avenel Community Association
CCR History Report
Detailed Report by Street Address

Pierce Point Court

8504 Pierce Point Court	Colin Goddard	Lot/Unit #:	73C	Account #:	8030
-------------------------	---------------	-------------	-----	------------	------

# 14	<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	05/01/2025	05/01/2025		NONE

Summary: Paint the Home

Detailed Description

Paint the exterior of the brick home to "Richmond White" the gutters, downspouts, and trim "Pavillion Gray" and the front door "Lulworth Blue".

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	05/01/2025	The home was painted prior to submitting an application. Additionally, the shutters have been removed from the front of the home. Before and after photos are included in the application.

Potomac School Drive

9220 Potomac School Drive	Lisa Reiner Rosenberg	Lot/Unit #:	350B	Account #:	6675
---------------------------	-----------------------	-------------	------	------------	------

# 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	05/01/2025	05/01/2025		NONE

Summary: Light Fixtures

Detailed Description

Replace the existing 3 light fixtures at the garage and 2 light fixtures at the front door with Chauncey 3 Light Textured Black Wall Scones.

Stipulation

9229 Potomac School Drive	Farzin Rashti	Lot/Unit #:	337B	Account #:	6705
---------------------------	---------------	-------------	------	------------	------

# 5	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	BAS - Basketball Goal	YES	Pending	05/01/2025	05/01/2025		NONE

Summary: Temp. Basketball Goal

Detailed Description

Install a temporary basketball goal along the left side of the driveway and 3 evergreen shrubs to screen the goal from view.

Stipulation

Rapley Preserve Circle

8525 Rapley Preserve Circle	Julia Katzen	Lot/Unit #:	96C	Account #:	8150
-----------------------------	--------------	-------------	-----	------------	------

# 7	<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	05/06/2025	05/06/2025		NONE

Summary: Screened Porch, Hot Tub, Patio, and Landscape

Detailed Description

Install a new screened porch at the rear of the home with stucco to match the existing. Install a hot tub with a stone veneer knee wall enclosure to match the existing retaining walls in the rear yard. Update the patio and install new landscaping/landscape screening.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	05/06/2025	This is a re-submission from last months meeting. The previous submission and denial letter are included in the application.

Town Gate Place

Run Date: 05/06/2025
Run Time: 3:03 pm

Avenel Community Association
CCR History Report
Detailed Report by Street Address

Town Gate Place

7807 Town Gate Place	Sujoy Shah	Lot/Unit #:	205B	Account #:	2395
----------------------	------------	-------------	------	------------	------

# 5	<u>CCR Code</u>	<u>Active</u>	<u>Type</u>	<u>Create</u>	<u>Request</u>	<u>Closed</u>	<u>Next Action</u>
	GAR - Garage Doors	YES	Pending	05/01/2025	05/01/2025		NONE

Summary: Garage Doors

Detailed Description

Intsall new Amarr Lincoln garage doors on the home in the color Almond.

Stipulation

Turnberry Drive

9476 Turnberry Drive	Paul Kern	Lot/Unit #:	50D	Account #:	3494
----------------------	-----------	-------------	-----	------------	------

# 3	<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	05/01/2025	05/01/2025		NONE

Summary: Dormer Windows

Detailed Description

Replace the dormer windows on the front of the home with Simonton 5500 Vinyl DH windows in a color, style, function, and muntin patern as the original dormer windows.

Stipulation

<u>Type</u>	<u>Date</u>	<u>Note</u>
Note	05/01/2025	The current dormer windows are leaking and in need of replacement. The only change to the windows are that the muntins will be between the glass vs external muntins. The two dormer windows on the home are the only ones that have external muntins.

9480 Turnberry Drive	Yale Friedman	Lot/Unit #:	345D	Account #:	3510
----------------------	---------------	-------------	------	------------	------

# 10	<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	05/01/2025	05/01/2025		NONE

Summary: Paint Front Door and Shutters, Hardware, & Lights

Detailed Description

Paint the front door and shutters of the home Benjamin Moore "Black: 2132-10". Install new hardware on the front door in lifetime polished brass. Paint the rear walkout french door to Benjamin Moore "White: OC-151" and install new polished brass hardware. Install 3 recessed lights in the upstairs balcony ceiling.

Stipulation