

**Avenel Community Association  
Modifications Committee  
June 2025 Agenda**

**Appeals:**

**9216 Potomac School Drive - Mr. Christopher Nelson - Fence Application**  
**6921 Mountain Gate Drive - Mr. Andrew Quartner - Roof Application**

**Guidelines:**

**Solar Panel Guidelines review**

**Avenel Farm Drive**

|                        |                 |             |     |            |      |
|------------------------|-----------------|-------------|-----|------------|------|
| 9820 Avenel Farm Drive | Elnara Muradova | Lot/Unit #: | 83F | Account #: | 4934 |
|------------------------|-----------------|-------------|-----|------------|------|

|            |                               |                      |                        |                             |                              |               |                            |
|------------|-------------------------------|----------------------|------------------------|-----------------------------|------------------------------|---------------|----------------------------|
| <b># 8</b> | <u>CCR Code</u><br>DEC - Deck | <u>Active</u><br>YES | <u>Type</u><br>Pending | <u>Create</u><br>06/04/2025 | <u>Request</u><br>06/04/2025 | <u>Closed</u> | <u>Next Action</u><br>NONE |
|------------|-------------------------------|----------------------|------------------------|-----------------------------|------------------------------|---------------|----------------------------|

**Summary:** Deck

Detailed Description

Remove the existing deck and patio and construct a new, larger deck in their place.

Stipulation

|                        |          |             |      |            |      |
|------------------------|----------|-------------|------|------------|------|
| 9908 Avenel Farm Drive | Ivy Chou | Lot/Unit #: | 149F | Account #: | 5054 |
|------------------------|----------|-------------|------|------------|------|

|            |                               |                      |                        |                             |                              |               |                            |
|------------|-------------------------------|----------------------|------------------------|-----------------------------|------------------------------|---------------|----------------------------|
| <b># 5</b> | <u>CCR Code</u><br>DEC - Deck | <u>Active</u><br>YES | <u>Type</u><br>Pending | <u>Create</u><br>06/05/2025 | <u>Request</u><br>06/05/2025 | <u>Closed</u> | <u>Next Action</u><br>NONE |
|------------|-------------------------------|----------------------|------------------------|-----------------------------|------------------------------|---------------|----------------------------|

**Summary:** Deck

Detailed Description

Repair the wood deck damaged from a fallen tree in the same material and footprint, but with a standard wood railing design.

Stipulation

**Beman Woods Way**

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

|            |                                    |                      |                        |                             |                              |               |                            |
|------------|------------------------------------|----------------------|------------------------|-----------------------------|------------------------------|---------------|----------------------------|
| <b># 3</b> | <u>CCR Code</u><br>WIN - Window(s) | <u>Active</u><br>YES | <u>Type</u><br>Pending | <u>Create</u><br>06/03/2025 | <u>Request</u><br>06/03/2025 | <u>Closed</u> | <u>Next Action</u><br>NONE |
|------------|------------------------------------|----------------------|------------------------|-----------------------------|------------------------------|---------------|----------------------------|

**Summary:** Windows

Detailed Description

Replace the remaining windows on the rear elevation of the home and remove the metal railings in front and behind them.

Stipulation

| <u>Type</u> | <u>Date</u> | <u>Note</u>  |
|-------------|-------------|--|
| Note        | 06/03/2025  | The windows not included in the application where approved for replacement at the April Mod meeting. |

|                      |               |             |      |            |      |
|----------------------|---------------|-------------|------|------------|------|
| 9644 Beman Woods Way | Pamela Wright | Lot/Unit #: | 366D | Account #: | 2714 |
|----------------------|---------------|-------------|------|------------|------|

|            |                                    |                      |                        |                             |                              |               |                            |
|------------|------------------------------------|----------------------|------------------------|-----------------------------|------------------------------|---------------|----------------------------|
| <b># 2</b> | <u>CCR Code</u><br>WIN - Window(s) | <u>Active</u><br>YES | <u>Type</u><br>Pending | <u>Create</u><br>06/03/2025 | <u>Request</u><br>06/03/2025 | <u>Closed</u> | <u>Next Action</u><br>NONE |
|------------|------------------------------------|----------------------|------------------------|-----------------------------|------------------------------|---------------|----------------------------|

**Summary:** Windows

Detailed Description

Replace 4 windows in one bedroom of the home, located above the garage.

Stipulation

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

***Crimson Leaf Terrace***

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

| #   | CCR Code      | Active | Type    | Create     | Request    | Closed | Next Action |
|-----|---------------|--------|---------|------------|------------|--------|-------------|
| # 9 | DOO - Door(s) | YES    | Pending | 06/03/2025 | 06/03/2025 |        | NONE        |

Summary: Front Door

Detailed Description

Change the current unapproved front door to a standard 6 panel door in black.

Stipulation

***Meyer Point Terrace***

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

| #   | CCR Code           | Active | Type    | Create     | Request    | Closed | Next Action |
|-----|--------------------|--------|---------|------------|------------|--------|-------------|
| # 6 | GAR - Garage Doors | YES    | Pending | 06/05/2025 | 06/05/2025 |        | NONE        |

Summary: Garage Doors

Detailed Description

Replace the broken wood garage doors with Clopey 4050 Elegant Short in white, to match the new trim color of the home.

Stipulation

| Type | Date       | Note  |
|------|------------|---|
| Note | 06/05/2025 | This property was approved at the previous Modifications Committee meeting to paint the trim of the home white. |

***Natelli Woods Lane***

|                         |              |             |     |            |         |
|-------------------------|--------------|-------------|-----|------------|---------|
| 7112 Natelli Woods Lane | Yousuf Hanif | Lot/Unit #: | 80G | Account #: | 3583784 |
|-------------------------|--------------|-------------|-----|------------|---------|

| #   | CCR Code     | Active | Type    | Create     | Request    | Closed | Next Action |
|-----|--------------|--------|---------|------------|------------|--------|-------------|
| # 3 | FEN - FENCES | YES    | Pending | 06/04/2025 | 06/04/2025 |        | NONE        |

Summary: Fence

Detailed Description

Install a 5-foot black metal fence in the rear yard. Within the conservation easement area, a 4-foot tall, three-rail wood ranch-style fence will be installed in accordance with Montgomery County guidelines.

Stipulation

***Pleasant Gate Lane***

|                         |                    |             |      |            |      |
|-------------------------|--------------------|-------------|------|------------|------|
| 9729 Pleasant Gate Lane | Florence Bonaparte | Lot/Unit #: | 118I | Account #: | 7558 |
|-------------------------|--------------------|-------------|------|------------|------|

| #   | CCR Code      | Active | Type    | Create     | Request    | Closed | Next Action |
|-----|---------------|--------|---------|------------|------------|--------|-------------|
| # 5 | HR - handrail | YES    | Pending | 06/05/2025 | 06/05/2025 |        | NONE        |

Summary: Handrail

Detailed Description

Install a black metal handrail on the left side of the two steps leading to the front door.

Stipulation

***Potomac School Terrace***

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

### Potomac School Terrace

|                             |                 |             |      |            |      |
|-----------------------------|-----------------|-------------|------|------------|------|
| 8517 Potomac School Terrace | Alexander Mates | Lot/Unit #: | 311B | Account #: | 6855 |
|-----------------------------|-----------------|-------------|------|------------|------|

| #   | CCR Code           | Active | Type    | Create     | Request    | Closed | Next Action |
|-----|--------------------|--------|---------|------------|------------|--------|-------------|
| # 4 | GAR - Garage Doors | YES    | Pending | 06/05/2025 | 06/05/2025 |        | NONE        |

**Summary:** Garage Doors

**Detailed Description**

Maintain the existing garages doors on the home.

**Stipulation**

| Type | Date       | Note                              |
|------|------------|-----------------------------------|
| Note | 06/05/2025 | Noted during a resale inspection. |

### Rapley Ridge Lane

|                        |                  |             |     |            |      |
|------------------------|------------------|-------------|-----|------------|------|
| 8404 Rapley Ridge Lane | Joseph Benkowski | Lot/Unit #: | 89C | Account #: | 8370 |
|------------------------|------------------|-------------|-----|------------|------|

| #   | CCR Code             | Active | Type    | Create     | Request    | Closed | Next Action |
|-----|----------------------|--------|---------|------------|------------|--------|-------------|
| # 2 | PLA - Play Equipment | YES    | Pending | 06/04/2025 | 06/04/2025 |        | NONE        |

**Summary:** Playset

**Detailed Description**

Install a Ivory and Green swing set in the rear yard with green accessories.

**Stipulation**

### Sandalfoot Drive

|                       |                 |             |      |            |      |
|-----------------------|-----------------|-------------|------|------------|------|
| 7901 Sandalfoot Drive | Thomas Chambers | Lot/Unit #: | 233D | Account #: | 2858 |
|-----------------------|-----------------|-------------|------|------------|------|

| #   | CCR Code   | Active | Type    | Create     | Request    | Closed | Next Action |
|-----|------------|--------|---------|------------|------------|--------|-------------|
| # 7 | DEC - Deck | YES    | Pending | 06/04/2025 | 06/04/2025 |        | NONE        |

**Summary:** Deck

**Detailed Description**

Reconstruct the deck damaged by a fallen tree, restoring it to its original dimensions and layout, with the modification of replacing the original wood railings with black wrought iron railings.

**Stipulation**

| Type | Date       | Note  |
|------|------------|---|
| Note | 06/04/2025 | The deck was damaged by a large falling tree and is being repaired with insurance coverage. The deck will be rebuilt with all materials and designs to match the existing deck, with the exception of the railings. |

### Town Gate Place

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

## 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 |
|----------------------|------------|-------------|------|------------|------|

| #   | CCR Code        | Active | Type    | Create     | Request    | Closed | Next Action |
|-----|-----------------|--------|---------|------------|------------|--------|-------------|
| # 6 | WIN - Window(s) | YES    | Pending | 06/05/2025 | 06/05/2025 |        | NONE        |

**Summary:** Windows

**Detailed Description**

Replace 7 windows total. 5 downstairs and 2 upstairs. All vinyl with same grid pattern currently there. Windows will be a neutral white color like the ones previously replaced.

**Stipulation**

| Type | Date       | Note  |
|------|------------|---|
| Note | 06/05/2025 | 7 other windows were approved and replaced on the home in 2022. |

### Turnberry Drive

|                      |                  |             |      |            |      |
|----------------------|------------------|-------------|------|------------|------|
| 9410 Turnberry Drive | Nicholas Albergo | Lot/Unit #: | 340D | Account #: | 3334 |
|----------------------|------------------|-------------|------|------------|------|

| #    | CCR Code                       | Active | Type    | Create     | Request    | Closed | Next Action |
|------|--------------------------------|--------|---------|------------|------------|--------|-------------|
| # 13 | ADR - Address numbers or signs | YES    | Pending | 06/05/2025 | 06/05/2025 |        | NONE        |

**Summary:** Address plaque

**Detailed Description**

Move the address numbers at the center of the garage to the left of the garage and install them on an address plaque.

**Stipulation**

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

| #    | CCR Code  | Active | Type    | Create     | Request    | Closed | Next Action |
|------|---|--------|---------|------------|------------|--------|-------------|
| # 11 | HVA - HVAC - heating/ventilation/air conditioning | YES    | Pending | 06/05/2025 | 06/05/2025 |        | NONE        |

**Summary:** HVAC, bench, and irrigation

**Detailed Description**

Install an HVAC unit next to the existing one for the attic, install a stone bench in the front yard behind the brick ball, and install irrigation.

**Stipulation**

| Type | Date       | Note  |
|------|------------|---|
| Note | 06/05/2025 | Rob has reviewed the plan and has no issues with the irrigation plan as long as the heads are not placed within the Avenel landscape easement of 12'. |

### Watts Mine Terrace

|                         |                |             |      |            |      |
|-------------------------|----------------|-------------|------|------------|------|
| 8805 Watts Mine Terrace | Luke Chappelle | Lot/Unit #: | 136F | Account #: | 5102 |
|-------------------------|----------------|-------------|------|------------|------|

| #   | CCR Code              | Active | Type    | Create     | Request    | Closed | Next Action |
|-----|-----------------------|--------|---------|------------|------------|--------|-------------|
| # 3 | BAS - Basketball Goal | YES    | Pending | 06/03/2025 | 06/03/2025 |        | NONE        |

**Summary:** Basketball Goal

**Detailed Description**

Install a 54" basketball goal in front yard along the driveway.

**Stipulation**