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MALVERN COMMUNITY

COMMUNICATOR

Malvern of Madison — The In-Country Place to Live

Volume I Number 2

DEED OF DEDICATION

Many lot owners have heard that there are restrictions of various kinds cited in the Deed of Dedication but not everyone has read or read recently what they are, therefore, in a series of articles in the COMMUNICATOR we'll try to spell them out.

QUOTE # 1: "These restrictions are intended to protect and maintain the beauty of the development against substandard construction and to maintain it in an appealing and attractive condition for the benefit of the owners. Accordingly, these covenants, restrictions, and reservations shall be included in all conveyances, transfers and leases of real property described on the said plat to any subsequent purchaser who shall be bound by these restrictions whether or not the said shall have been fully set forth in the deed or instrument of transfer."

NOTE # A: Imagine how you would feel if a lot owner came in and stripped all of the trees off the lot next to you to use for firewood. Your lot value would drop. We actually had a person want to do that. Of course we refused to consider such an activity.

To help keep values high we don't allow summer style cottages. We maintain a minimum floor footage, location on the lot and physical aspects of outbuildings.

NOTE # B: Some people have said "It's my property and I'll do as I like with it". The Deed of Dedication becomes a part of the property deed and is recorded in law as such. In effect, a lot owner agrees to abide by the restrictions when he signs the Deed exactly as the owner agrees to the lot boundaries and easements. The Deed of Dedication is often written into the Deed by saying "by reference" which refers to the Recorded Deed of Dedication. Please note that a copy of the Deed of Dedication must be included in the sales packet listed in COMMUNICATOR V.I, #1, therefore every new lot owner or residence purchaser gets a copy of the Deed of Dedication to read. We are not responsible if it isn't read.

NEW CLUBHOUSE TV

Thanks to Charles Conrad who saw the ad for 19" TV cable compatible, and the MANGOS, we now have a new TV. Charles got one of the last two available.

CLUB HOUSE PIER COMPLETED

Thanks to Dave Kalish, his non-resident friends, Charles Wiseman, Don Strode, Paul Clements and their hammers, the pier below the club house has new decking. Where were the rest of you guys?

FIFTH OF JULY PARTY

Hey! What a 'cool' day. Temp in the 90's but hardly anyone stayed away. New faces all over the place and even a couple of originals, Stan and Jane Doore..



First, Norm Kloker wants to thank everyone who called him to say they were coming or not able to come. It makes it so easy to plan food when the number is known ahead of time like 15# of hamburg, 6# of frankfurters, buns to match, gallons of iced tea and lemonade, 10 large brownies cut into 90 pieces, 30# of slaw and 30# of potato salad.



Second, since it was so hot, we didn't play games but door prizes were drawn and given away.

Thanks to all of the MANGOS who sponsored the bash, volunteered for cooking, set-up, clean-up and everything else. - MANGO you ask? Malvern Assembly for Nourishment and Guzzling Only. Those great Retired Malvernite Men.



The Lifeguard, Jennifer, was kept busy watching all those people in the pool.



Plaudits to the Executive Board who agreed to finance the picnic. Couldn't have done it without you.



Final count: 85 people.
OH, WHAT A FINE 4th on the 5th.

HISTORY

In the beginning was the river and no bridge, although many lot owners, especially those with lots on the south side of the river hoped that one day a bridge would appear. To reach a lot "over ther", there was a ford in the river where horses and wagons once crossed with loads of lumber for the saw mill in Orange, but more recently, automobiles and trucks crossed to get from one side to the other. Lot owners didn't want to build "over there as no insurance company would provide fire insurance. When the river was 'up' no one got "over there" in anything anyway.

When Dave Blanford ran into financial difficulty, a developer appeared and took over the unsold properties. As the economy worsened he, too, folded his tent and went away; however, Malvern Club recognizing the worth of the property took over the note at 15% interest and sallied bravely forth to sell lots and complete the development. The economy worsened. One lot was sold. However, it was reasoned that by opening up the south side, more lots might be sold. So, we contracted for a bridge to be built that would meet county specifications, the bridge we use today. We signed a note for \$75,000.00 at 15% interest and put up the common property as collateral. Time passed. Lots remained unsold although some owners built on lots already owned. More time passed. The Bank became anxious as we were carrying two notes and nothing had been paid on either of them.

The Bank finally said enough is enough and gave us 30 or 60 days to come up with MONEY.

A plan was devised to pay off the bridge and retain the common property. Lot owners and residents and money from CDs was gathered together to pay off the note on the bridge. If I remember correctly, we pledged \$85,000,00 and put money from the CDs to make up the ballance.

BRIDGE (cont'd)

At a meeting with the Bank, we surprised and chagrined them by paying off the note on the bridge. The other note, however, remained in force until the Bank in its unbounded happiness at providing a service to the Commonwealth gave the unsold lots to the University of Virginia as a gift.

The lot owners who had put up the money to redeem the bridge were repaid over a maximum of five years. David Spain, now living in Florida, refused repayment of his pledge.

This writing about the efforts of the early residents to keep Malvern as it originally was intended to be - a conservation area of great oaks, poplars, nut trees, flowering trees and a habitat for birds, animals and human beings who chose to live here - tries to show the love we have for it. Certainly, Malvern is the most beautiful community in Madison County.

POT POURRI

LADIES LUNCHEON: 14 ladies met at the Jade Restaurant for chinese food. This reporter's source would not reveal any topics of conversation. Next luncheon Aug 13 at the Club House.

MANGOS: Mangos meet for lunch Aug. 6 at SLOANS, Ch'ville (behind Barracks Road Shopping Plaza.) 12:30 as usual.

NEIGHBORHOOD WATCH: Deputy Stiles will meet with interested residents at the Club House at 7:00 p.m., July 28 .

RUBBISH PICK UP: Country Carting Thursdays in the a.m. \$15.00/month. Landfill open daily except Wed. from 10 a.m. - 5 p.m.. Saturdays open from 9 a.m. to 4 p.m. Closed Sundays, Wednesdays and State Holidays.

Roving Recycling Trailer will be at the Food World Aug. 24-29.

MAIL BOXES

Mail boxes are still available at the entrance. Two more units are on order (32 units). Call Dave Kalish, 948-3640.

BULLETIN BOARDS

By the time you receive this, the bulletin boards should be in place at the clubhouse and at the front entrance.

STABLE AREA

The two car garage at the stable area is to be renovated and repaired. All personal property must be removed by December 31, 1993. After that date all remaining non-club items will be removed and the facility secured. This building will not be available for rent.

Please consider removing your equipment and other effects from the stalls in the horse barn. Rental of

this facility will be of a temporary nature for a maximum of two years and probably for less. This building is slated for renovation and repair sometime in 1995.

ROADS

1994 should see our road system completed. Two roads remain to be opened: Pine Torch which begins between Covered Bridge Drive and the Clubhouse, curls around and ends in a cul-de-sac below Lake Malvern dam, and Old Forge Way which is now open to The Anvil but has about 5/10 mile to go to serve another 14 lots.

HOME REMEDIES

For deer: hang LifeBoy soap in a number of places in the garden. Your editor is not fond of the odor either.

HOME REMEDIES

For moles: wear rubber gloves, unwrap a stick of Juicy Fruit gum, place it in the tunnel. Word has it that it 'gums up' the digestive works. No guarantee by your editor.

MENS LUNCHEONS

Places the men have had lunch. Stars indicate number of times.

- ** Little Chef - Madison
- ** Greene Hills Golf Club - Stan.
- ** John's Family Restaurant - Culp.
- ** Court Square Tavern - C'ville
- * China Jade Restaurant - Culp.
- * Aberdeen Barn (Holiday Inn) Culp.
- * Sloan's - C'ville
- * China Wall - C'ville
- * Red Lobster (Holiday North) C'ville
- * Pargo's - C'ville
- * Casella's - C'ville
- * Hardware Store - C'ville

GARDEN NOTE

Don't forget, if you have iris to take up call the editor 948-6870, call neighbors, call Ray Brush, let's get them planted somewhere else. Day lillies, too.

LOCATION DATA

In this issue there is a copy of the lot map. Keep it. In the next issue there will be names and phone N° of residents.