

# The Malvern Community • Communicator

October, November, December '95



*Because this issue covers the month of December, the members of the Board and the staff of the Communicator would like to wish our community*

*a Merry Christmas and a Happy New Year*

## Letter from the President

The Board of Directors has recently reviewed the current expenditures for 1995, and have drafted a proposed budget for 1996 (*enclosed in this issue*). There will be no proposal for increased dues for 1996. Many members have expressed a concern to not increase dues, while others have expressed a willingness to pay more for increased services. Here are the factors which influence your dues:

1. **ROADS** - Currently, twenty-one lots in Malvern have no road access (10% of all lot owners). Obviously, top priority must be given to funding road construction to these lots. This means that for the next 2 years or more, approximately 65% of the budget will be needed to maintain current roadways and construct the remaining roads. The Board of Directors will need to be extremely budget conscious to meet the anticipated construction costs. *Note:* we do not yet have estimates on construction costs for the two remaining roads. The costs will affect both the budget, and the time-frame in which the roads can be built.

2. **YOUR PARTICIPATION** - Since the first of the year, the following items were accomplished by volunteers, at little or no cost to Malvern Club Inc.: Snow pushed from roads and driveways; tree limbs trimmed, removed and burned; a dry hydrant installed at the "pond"; the swimming pool was painted; a sidewalk at the pool installed; lights fixed at the pool; new locks installed at the Clubhouse; bathroom repairs at the Clubhouse; painting and cleaning at the pool; staining and cleaning the Stable; emptying trash at the pool, Clubhouse, and along roadsides; temporary repairs to flood damage; Malvern maps were drawn and distributed to local officials and

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printed in the Communicator; work to construct a new entrance sign performed; speed limit signs posted; approval obtained and trim work performed to allow the school bus to traverse the entire subdivision; an Easter egg hunt organized; landscaping and beautifying the Clubhouse and front entrance areas; and the many, many hours of time given by committee members and directors for "business as usual". *Note* - space does not permit me to list all volunteers efforts - you get the message!

If the Malvern Club, Inc. had to pay to have all these things (and more) done, the current budget could not afford it. If Malvern lot owners and residents continue to volunteer their time and talents, it is possible to postpone dues increases and/or increase the quality of the organization which currently exists.

**3. INCOME** - The Malvern Club, Inc. By-laws require passage of a "balanced" budget for each calendar year. This means that Malvern depends on every lot owner to pay his dues in order to finance proposed projects for that year. It is extremely important to pay your dues on time - otherwise there is no guarantee that money will be available for emergency needs such as heavy snow removal, or damage from wind, ice and rain. Most importantly, do not neglect to pay your dues. This just creates additional legal expenses for both parties, and creates ill-will with your neighbors.

I urge all members to attend the budget meeting on October 28 at the Clubhouse, and to approve the proposed budget. If you would like to see your dues not raised in future years, or would like to see more and better services/facilities, I have three pieces of advice:

- A. Be patient with progress and funding of road construction
- B. Volunteer your time and talent - - it is desperately needed
- C. Pay your dues on time! □

## The Flood

The torrential rains which devastated many parts of Madison county in June, left their scars on Malvern. Flood waters in Dark Run rose over 20 feet above normal in some locations, leaving a path of destruction and debris along it's banks. The bridge on Covered Bridge Drive had water in excess of 4 feet over it's top. Residents in the "South" section of Malvern were stranded for several hours until flood waters receded. When the bridge became visible, a 2 foot deep by 20 foot long "gorge" greeted "would-be" motorists. Kemper Deane arranged delivery of 2 loads of large stone such that the stone arrived within minutes of the water's recession. Meanwhile Don Nicholson drove his tractor/loader to the site to spread the stone. Many residents "pitched in" to shovel stone and remove debris. As a result, the bridge was passable shortly thereafter. I applaud the responsiveness and spirit of cooperation exhibited by all who helped. A potentially tragic situation was reduced to a temporary inconvenience.

The dam suffered no damage from the flood. Repair work to the bridge was completed in September at a cost of \$3,500. The guardrails will be repaired this fall. No other significant flood damage was incurred to Malvern property. □

**MALVERN** Saturday  
**YARD** Sept 30  
**SALE** 8 AM til ->  
at the Clubhouse  
Please call  
Virgie Partlow if you  
want to participate

  
**NOTICE**

The Annual Meeting  
will be held on   
Saturday October 28, 1995  
10:00 to 12:00 at the Clubhouse

# Roads Status

The flood of '95 touched a few Malvern residents on that June 27 morning. But being the community it is, everyone responded as a team to quickly make the bridge passable again. I thank you all for your support. The damage cost for repairs to date are \$3,837.29. We plan a work day in the near future (see date elsewhere) to repair the guardrail.

## *(The Loop)*

Repairs to road surfaces have been made, due to damages caused by construction vehicles and equipment, at a cost of \$2,400. We ask that homeowners have heavy equipment and construction vehicles unload and park on lots in which they are working. Please don't allow concrete trucks drivers to wash out their vehicles in roadways or drainage ditches.

## *(Old Forge Way)*

Plans are being submitted to the county for construction approval.

## *(Pine Torch Lane)*

The roadway has been staked and easements are being obtained for construction to proceed.

## *(Signs)*

New "Speed Limit" and "Children at Play" signs are being installed. Please don't speed and watch for signs stopping. Your neighbors and children roads for walking and riding bicycles.

"Thanks for Your Support"

Kemper Deane,

Chairman, Roads Committee □

# **WORK DAY**

**October 14 - 8 AM til ---**

**Lunch will be provided**

**Meet at Clubhouse...  
work will be done at Clubhouse,  
stables, and other areas  
Please call Mike Perryman if  
you have any questions**

# Concerned Parent

Dear Parents,

Do you have children waiting for the school bus at Sylvan Lane and Malvern Drive? As I was leaving one morning this group of children was playing with a basketball and a young boy ran right in front of my vehicle. If I had not been going well below the speed limit I would have hit him.

Again this morning they were playing with a ball and I am afraid if this continues there will be an accident. It is hard to see these children and they move very quickly. Drivers need to be alert, but parents need to caution their children and prevent unnecessary risk taking.

Sincerely,

Mary Buser □

## *From the* **Architectural Committee**

Applications for construction, building modifications and environmental modifications must be completed and have been approved by the Architectural Committee **PRIOR** to obtaining a permit from the county. This Committee is working closely with the County Building Department to ensure that our rules are followed and that they are made aware of construction in Malvern of Madison.

Application forms may be obtained from any of the Committee members. They are as follows:

David Kalish 948-3132

Ray Mowchan 948-5047

Bob Schantz 948-3518

Norman Kloker 948-3819

Don Nicholson 948-4325

Anyone interested in serving on this or any other committee please contact the Board, as many hands make light work. □


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Malvern Club, Inc.  
2 Malvern Drive  
Madison, VA 22727



Address Correction Requested

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