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# SPRING ELECTION MEETING

April 29, 2000, 10:00 A.M. at the Malvern Clubhouse

Current members of the Malvern Board:

Dick Kassler\* - President

Don Buser\* - 1st Vice President

Frank Sargent - 2nd Vice President

Garth Bagley - Secretary

Bob Schantz\* - Treasurer

Nick Humphrey - At Large

Davy Aylor - At Large

\* Denotes term expires April 29, 2000

Roads Committee: Kemper Deane

Don Nicholson

Teresa Seeber

There are three Board positions to be elected at this meeting. Two current officers are running for re-election, Dick Kassler and Bob Schantz. In addition, we have two nominees running, Diane Cross and Dick Thompson.

## Nominee for the Board: Diane E. Cross

Diane Cross and her husband, W. Wallace Harvey, purchased Lot 8 on Sylvan lane in August 1993, moving from Stafford County to be more centrally located within Wallace's sales territory. Diane grew up on a farm in western New York, and migrated south over a number of years before returning to full-time student status in 1980. Diane and Wallace - graduated from Old Dominion University in 1983, with a Bachelor of Science in Business Administration. She has worked in the field of accounting since then holding various positions, and currently works for Litton Marine Systems in Charlottesville as a Cost Analyst. She earned her Master of Business Administration in May 1999, from Averett College. Recently, Diane served on the Malvern Clubhouse Committee. Diane's hobbies include gardening and reading, and she is interested in preserving Malvern as a desirable and special place to live.

## Nominee for the Board: Dick Thompson

Dick, and his wife Jean, have lived in Malvern since 1994. Dick has served a previous three year term on the Board and has typeset and produced the *Communicator* for several years. He is currently serving on the Architecture Committee. Dick is employed by the U.S. Government in Charlottesville as a Visual Information Specialist. Dick has been with the government for over 25 years and two years ago moved closer to home by transferring to Charlottesville. He has seen a dramatic increase in the number of homes in Malvern and hopes that the Board can continue to maintain a desirable quality of life in a great place to live.

# **A Letter from the President**

## **Malvern Privacy and Security**

The increase in home building has brought many new people and vehicles into Malvern. Several residents have said that they have noticed "strange" cars, but are reluctant to question someone as to their reason for being in our "private" subdivision.

Although we cannot control who comes into Malvern without a gate at the entrance, it is important that each resident participate in our Neighborhood Watch. If you see someone who does not appear to belong in Malvern or presents suspicious activity, you should question that person or call a board member. We will investigate and call the sheriff if necessary.

All of Malvern, including the roads, are private property. Anyone entering Malvern without permission is trespassing. Anyone using any Malvern common properties without a lot owner's family member present is trespassing. If you see someone you do not know around the clubhouse, fishing or swimming, ask who they are. If they are legitimate, they will not mind your asking and you get a chance to meet them. If they are not a lot owner or not with a lot owner, ask them to leave, get their licence number and/or call a board member.

Malvern has enjoyed a relatively crime free past. Let us all work to keep it that way.

Dick Kassler  
President

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## **Pool Committee Report & Security Changes**

The Pool Committee will propose many changes to enhance security and safety for the upcoming Summer. Included are additional perimeter security features with a coded card entry system. Lot owners will be given (1) card after attending a pool safety meeting. The card will cost \$5.00. If the card is lost, a replacement card will cost \$25.00.

## **Clubhouse Committee Report and Changes**

The Clubhouse committee has perhaps had the hardest job due to fiscal restraints (while we proceed to pave Malvern's roads with asphalt). Our ageing building needs major repairs. Perhaps we can get enough volunteers to do fix-up work until monies are available to do siding, etc. Contact Nick Humphrey (Buildings & Grounds) if you have any ideas.

### **Proposed Changes**

As of March 1, 2000, there were 47 lot owners delinquent on the January \$225.00 dues. Most associations impose a late charge with interest. With our upcoming road paving loan, it is imperative that we maximize our revenue and dues be paid timely. Therefore, an amendment will be proposed to institute a late fee.

In order to maintain the quality of homes in Malvern, an amendment to the Malvern Deed of Dedication will be proposed with regard to building standards to specifically prohibit mobile/manufactured homes. These type homes do not meet uniform state regulations and codes and are not the type of homes suitable for our subdivision.

The Board has had several requests from lot owners to exempt them from dues because either their lot would not perk or due to terrain that was not suitable for building. In addition, requests have been made to provide some exemption from dues for owners of multiple lots where no house has been built and therefore no additional cars on our roads, use of facilities, etc. The Board will propose a plan to address these issues by:

1. Allowing current owners to deed property to the Club, thereby foregoing future dues and taxes.
2. At a future date (after roads are paved) institute a dues structure that will provide reduced dues for owners of multiple lots.

## **Update on 1999-2000 Goals**

Roads-Ashlawn Drive is almost completed. Reconstruction work will make it not only ready for paving, but much wider and safer for the traffic of existing and new homes. Our thanks to all involved and particularly to Grover Dean for allowing us to cut the bank on the front of his property.

(continued)

# Update on 1999-2000 Goals *(Continued)*

Our loan for asphalt paving has been approved and we were able to get the bank to agree to a signature loan with no collateral. A projection of our finances looks good at this point, if lot owners pay their dues timely.

The schedule for paving still looks like it will be June. If any lot owners are interested in getting their driveways paved at the same time, YOU will need to contact Blair Williamson of S. L. Williamson & Co., Charlottesville at 800-868-6131.

## Proposed Lake

The Corp of Engineers has visited the proposed lake site and given Malvern the application permit to be completed prior to any construction. We are now in the process of determining stream acreage that will be flooded. The outcome of this will determine the approval process and possible cost. The Board's position is that we will continue our process of gathering information on construction, but not approve any major cash outlay until after Malvern's roads are paved and paid for.

## Stable Lot

The sale of this property has been completed, with Malvern Club receiving proceeds of \$33,812. These funds will be applied to road paving and will reduce our loan amount. The new owners, Randy Taylor and Amanda Frazier plan to fix up the stable building and build a home on the property in a couple of years.

## New Home & Lot Owners

### Lot owners

Randy Taylor  
Lot 82A (stable lot)  
Covered Bridge Dr.  
Larry Dodson  
Lot 162  
Covered Bridge Dr.

Gared Landes  
Lot 174  
Turkey Trot Lane  
Cleaning lots for future  
construction:  
Stuart Dean - Lot 229  
Old Forge Way

### Home owners

U.J. Fields & Sandhu Malathi  
Lot 17, Malvern Dr.  
Cheri Burke  
Lot 37, Thumbblatch Lane

### Homes under construction

John Knighting  
Lot 64, Malvern Dr.  
Doug & Pam Wells  
Lot 160, Covered Bridge Dr.  
Dennis & Elsie Sweeney  
Lot 47, Ashlawn Dr  
Glenn & Leona Yoder  
Lot 5, Sylvan Court  
Ernest Lee  
Lot 3 1/2 Ashlawn Dr.

David & Amanda Brown  
Lot 125, Carriage Lane  
Virginia Utz  
Lot 13, Sylvan Lane

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## 2000 Special Assessment - Road Construction

The 2000 Special Assessment of \$125.00 per lot is due on June 1, 2000. A late fee will be assessed after August 1, 2000. Enclosed are dues in the amount of \$ \_\_\_\_\_ for Lot(s) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

Mail to: Malvern Club, Inc.  
2 Malvern Dr.  
Madison, Virginia 22727

Owners signature: \_\_\_\_\_ Date: \_\_\_\_\_

Questions? Contact Bob Schantz, 948-3518

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# PROXY

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(I) (We), \_\_\_\_\_ and \_\_\_\_\_  
(Enter all owners of record)

As owner(s) of Lot(s)\* \_\_\_\_\_ of Malvern club, Inc. Under the provisions of the duly recorded legal instruments governing said Club, do hereby grant my/our proxy to \_\_\_\_\_ of Malvern Club Inc., 2 Malvern Drive, Madison, Virginia 22727, owner of Lot # \_\_\_\_\_. This Proxy is executed and carries with it the full right of the Proxy to cast this/these vote(s) as seen fit on such questions as may come before the members. This Proxy is executed for the **Spring Election of Directors Meeting, April 29, 2000, 10:00 A.M.** At the Malvern Clubhouse.

Date: \_\_\_\_\_ Signature(s): \_\_\_\_\_

\* Each Lot is entitled to (1) one vote. Please indicate all lots owned. Fold in half, with proxy facing in and return

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Malvern Club Inc.  
2 Malvern Dr.  
Madison, Va 22727

