

# THE MALVERN COMMUNICATOR

## FROM THE DESK OF FRANK

After a very wet Spring and Summer with storms, Hurricane Isabel compounded the task of maintaining Malvern's beauty by downing trees and power lines.

I want to thank those community members who pitched in to help clear roads and power lines of trees. The cleanup process continues and we need

the assistance of all who are able to lend a hand. Please call a board member if you would like to volunteer.

Also littering in our community should not be tolerated. Please report anyone discarding trash on our roads.

The pool cards this summer were a source of frustration. Paying fees and entry to the pool will most likely undergo some changes before next season.

If weather permits the beach clean up will begin this October. Zorn paving will be doing some paving and much needed road repair throughout the neighborhood soon.

Sign theft is costing the community a great deal. Please report any suspicious activity.

Clubhouse rental has seen an increase this past year. Past and future improvements may attribute to this.

Sincerely,

Frank Sargent



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### MALVERN LAKE

Lake Malvern's water sample testing is complete. The results being a fecal count of 23 PPM was very good. A count of 200 PPM is acceptable.



## THE ROADS AND YOUR SAFETY

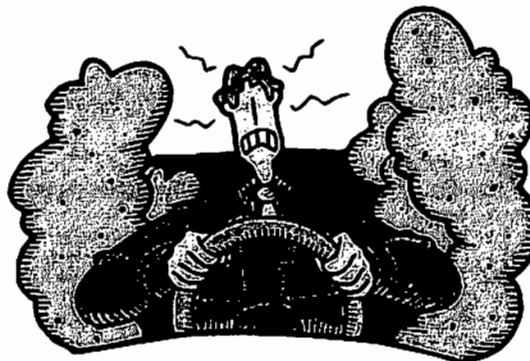
In the near future some of Malvern's main roads may be maintained by the Virginia Department of Transportation. The Resident Engineer for our area has visited and provided guidance on what must be done to accomplish this. Roads currently being considered are: Malvern Rd, Covered Bridge Drive, and Liberty Lane.

As Frank mentioned in his article paving and repairs may begin soon on our roads. Currently our loan amount for the paving of the roads is \$66,341.66.

Speeding also continues to be a problem in Malvern. Many individuals have voiced complaints about residents who continue to disregard the speed limits.

Some vehicles drive as much as 45+ mph through our neighborhood. This is dangerous due to many of the blind curves, hills, and narrow roads we have. Lets not forget pedestrians and animals. The decision may be made to imple-

ment speed bumps if conditions worsen. Slow down and lets keep our roads safe.



## 2004 BUDGET PROPOSAL

<u>INCOME</u>		<u>EXPENSES</u>	
Regular Assessment	52,650	Taxes & Licenses (MCI)	25
Special Assessment	29,250	Insurance	3,000
Late Fees	1,000	Telephone	525
Road Impact Fees	6,000	Electric	2,500
Money Market Interest	600	Fuel	2,000
Rentals	1,600	Legal	100
Mowing & Misc.	2,750	Administration	1,300
Escrow	0	Operations	2,500
<b>TOTAL INCOME:</b>	<b>93,850</b>	Maintenance	10,500
		Capital Improvements	20,400
		Taxes & Licenses (MMC)	0
		Loan Repayment	50,000
		Miscellaneous	1,000
		Escrow	0
		<b>TOTAL EXPENSES:</b>	<b>93,850</b>



2003 estimated and actual budgets will be available for review at the October 18th Board Meeting.

*Board of Directors meetings are held the second Thursday of each month 7:00 PM at the clubhouse. All residents are welcome to attend.*

### POWER OUTAGES

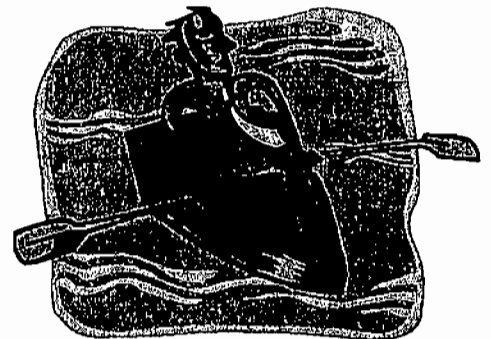
Rappahannock Electric Cooperative services approximately 30 homes located on the end of Covered Bridge Drive and Liberty Lane while Allegheny Power provides for the rest of the community. This past summer we suffered numerous blackouts not to include Isabel. In the event that you lose power, call the automated line for your respective provider immediately and report it. The provider can more quickly isolate the fault with the assistance of your call. Assuming your neighbor did will only delay them finding the problem.

REC 825-8373

Allegheny Power 1-800-225-3443

### CLEANUP OF THE BEACH AND DOCK

The decision has been made to completely remove all boat storage at the beach. Letters were mailed to all Malvern property owners notifying them to remove their respective boats. Any boats left whether identified or not will be removed. Eventually any boat considered abandoned will be auctioned or disposed of within the limits of all laws that apply.



# THE POOL



Next season the method by which you pay for pool access and enter the pool will be changing. Allowing you to pay for your pool pass at the same time you do your HOA fees is being considered. This will convenience everyone and help ensure that the activation of your pool pass is quick and easier than ever before. As with most things your pool is maintained by volunteers. Please keep this in mind when using the facility and requesting pool access.

They try to be flexible and ask that you do the same.

Important reminders: All individuals who utilize the pool do so at their own risk. Residents must possess with them an active pool card to use the pool. Non-residents must be escorted by members who have a card. Members should not allow others in the pool who do not have pool cards that function. Anyone unauthorized to use the pool will be considered trespassing and prosecuted to the full extent of the law. This also applies to members of the community who utilize the pool or clubhouse facilities during unauthorized times.

A special thanks to Tom and Deborah Hendricks for their time volunteered maintaining the pool and its operation.

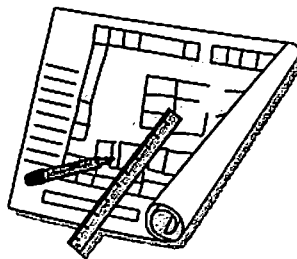
*Be a volunteer and start helping your community today. Come to a Board of Directors meeting or call a Board Member for more information.*

# CONSTRUCTION

The Board voted to assess a non-refundable \$1,000 Impact Fee on all future construction, on or after June 12th, 2003. The fees will be used to fund maintenance of our roads.

Construction packets have been updated to also require that all "requests and fees" be turned into the Architec-

tural Committee by the 1st Thursday of the month when activities are planned to start.



# THE INTERNET

We all know that nothing can replace the value of a face-to-face meeting and a good hand shake. However, Malvern residents will soon have the aid of the Internet to communicate with their neighbors.

Efforts will soon be under way to create Malvern's own web page which will include a number of services to include the ability to email your Board of Directors and also stay informed about our community.

# BOARD OF DIRECTORS

- |                          |          |               |          |
|--------------------------|----------|---------------|----------|
| Frank Sargent, President | 948-3977 | Davy Aylor    | 948-6710 |
| Bob Anderson, Treasurer  | 948-4545 | Bill Hunt     | 948-3558 |
| Diane Cross, Secretary   | 948-2234 | Tom Hendricks | 948-5722 |
| Brian Paul               |          |               | 948-9045 |



Malvern Club, Inc.  
905 Malvern Drive  
Madison VA 22727

22727

Join us October 18th,  
2003 at 10:00 AM -  
Fall Board Meeting

# PROXY

(I) (We), \_\_\_\_\_ and \_\_\_\_\_ as owner(s)  
of Lot(s)\*\*# \_\_\_\_\_ 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., 905 Malvern Drive, Madison, VA 22727, owner of Lot # \_\_\_\_\_. This Proxy  
is executed and carries with it the full right of the members. This Proxy is executed  
for the **Fall 2003 Board Meeting**, to be held on **October 18th, 2003, 10:00 AM**, at  
the Malvern Clubhouse.

Date: \_\_\_\_\_

Signature (Owner): \_\_\_\_\_

Signature (Owner): \_\_\_\_\_

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