

# THE MALVERN COMMUNICATOR

## FROM THE DESK OF BILL

### Lake Madison Dam Repair

Thank you Bill Hunt and Frank Sargent

Faulconer Construction repaired the Lake Madison dam in July. This involved installing a corrugated and perforated drain pipe at the toe of the dam, constructing a settling basin to run into the creek, and adding soil to the dam face. They had riff raff left over, and this was used to build a channel from the spring by the South edge of the dam to the settling basin. Faulconer then had the debris ground up and the area seeded. Bill Hunt and Frank Sargent represented Malvern Club on the dam. Faulconer did more than was required and completed the job on time. Clearly, Bill and Frank did an excellent job. The dam will be inspected regularly. The drain pipe will have to be replaced eventually. Thirty years has been mentioned as a reasonable drain pipe life.

### Malvern Club Needs Volunteers

Everything in Malvern belongs to the members. We are a self-governed and self-funded community. Our dam, culverts and roads are paid for by us, and not by the State or the County. Our roads don't even show on the maps given away by the realtors. The things we like about Malvern reflect the time and money we put into the community. The things we don't like reflect things we do poorly or not at all.

Maintaining what we like and fixing what we dislike requires work from the members of the committees and the board that would normally be done by state and local government. The normal course of development would have people serve on the committees and to learn how the committee functions under experienced committee chairmen. Then they would run for the board and be eligible to serve as committee chairmen. Instead, four of the six members of the board are serving their first terms in any capacity in Malvern. This includes the President, me. We have one vacancy and two people who have served before. To maintain the community we need people willing to serve on the committees and move up to the board. Please contact a board member, tell them your interests, and we will find a way to accommodate you.

### The 2006 Budget

The loan for the dam repair is a new expense. There isn't a new source of revenue to balance it. Available money will be used to extend the paved roads. The Treasurer made an allowance for increased oil prices which will directly affect paving and energy costs, and will indirectly increase other costs where transportation is a factor. The detailed budget will be presented at the Fall 2005 Board meeting.

Bill Rowe  
President, Malvern Club, Inc.

## NEW BOARD MEMBER

Appointed by unanimous vote of the Board, Paul Hankla was selected as the newest Board member. He will fill the position vacated by Jimmy Dyer and serve as Architectural Chairman. To learn more about your neighbor and Board member we asked Paul to provide a short bio which follows:

Paul Hankla - My family moved to Madison from Charlottesville in early 2001, when our new house was completed. We have two teenagers, Dianna and Matt. My wife, Mary Anne, is a teacher, and I am a tool engineer with Ridgid Tools in Orange, VA.

We enjoy gardening in the yard together in our spare time. Also, I enjoy working with machinery. Music has been an interest since my high school band days and I like to play my trumpet and trombone at our church and with a Charlottesville Dixieland band.

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## PROPOSED 2006 BUDGET

| INCOME                               | 2005 BUDGET         | 2006 BUDGET         |
|--------------------------------------|---------------------|---------------------|
| REGULAR DUES                         | \$70,200.00         | \$70,200.00         |
| SPECIAL ASSESSMENT                   | \$29,250.00         | \$29,250.00         |
| LATE FEES                            | \$1,000.00          | \$1,000.00          |
| ROAD IMPACT FEES                     | \$8,000.00          | \$9,000.00          |
| MONEY MARKET INTEREST                | \$600.00            | \$750.00            |
| RENTALS                              | \$1,600.00          | \$1,800.00          |
| MOWING & MISC.                       | \$1,400.00          | \$1,400.00          |
| POOL INCOME                          | \$1,350.00          | \$1,550.00          |
| BOAT FEE                             | \$0.00              | \$325.00            |
| <b>TOTAL INCOME</b>                  | <b>\$113,400.00</b> | <b>\$115,275.00</b> |
| <br><b>EXPENSES</b>                  |                     |                     |
| TAXES & LICENSES (MCI)               | \$25.00             | \$25.00             |
| INSURANCE                            | \$2,900.00          | \$2,900.00          |
| TELEPHONE                            | \$525.00            | \$525.00            |
| ELECTRIC                             | \$2,500.00          | \$2,500.00          |
| FUEL                                 | \$2,000.00          | \$2,500.00          |
| LEGAL                                | \$1,000.00          | \$1,000.00          |
| ADMINISTRATION                       | \$1,500.00          | \$1,500.00          |
| OPERATIONS:                          |                     |                     |
| CLUBHOUSE                            | \$1,000.00          | \$1,000.00          |
| POOL                                 | \$2,000.00          | \$2,000.00          |
| MAINTENANCE:                         |                     |                     |
| BLDG & GRNDS                         | \$6,000.00          | \$7,000.00          |
| ROADS                                | \$5,000.00          | \$37,225.00         |
| CAPITAL IMPROVEMENTS                 | \$20,400.00         | \$2,000.00          |
| LOAN REPAYMENT                       | \$50,000.00         | \$53,800.00         |
| MOWING & MISC.                       | \$1,000.00          | \$1,300.00          |
| <b>TOTAL EXPENSES</b>                | <b>\$95,850.00</b>  | <b>\$115,275.00</b> |
| RESERVE FOR FUTURE ROAD & FACILITIES |                     |                     |
| 2005                                 | \$17,550.00         |                     |
| <b>TOTAL OVERALL</b>                 | <b>\$113,400.00</b> | <b>\$115,275.00</b> |

Robert G. Anderson  
Treasurer, Malvern Club, Inc.

## Would You Like To Go To Lunch?

Men living at Malvern who are available on a weekday are invited to join their neighbors for lunch once each month. Thursdays have been chosen as the most convenient day and the men meet at the clubhouse to pool rides to a local restaurant in Madison, Culpeper or Orange.

If you can make it and would like to meet your neighbors to share some good conversation while enjoying a pleasant meal, call Jack Ferguson at 948-5365 to have your name added to the list for notice of the lunch in October.

## The Malvern Bulletin Board

Information is the lifeblood of any community - Malvern is no exception. We currently have monthly board meetings and semi-annual meetings for the general membership; the semi-annual Malvern Communicator; the recent addition of the Malvern of Madison web site; the occasional luncheon; and the bulletin board at the mail boxes.

In order to provide members a more direct voice into the community, this month we launched a new feature on the web site called the "Malvern Bulletin Board." This web-based bulletin board provides a forum for members to discuss issues important to the community, share the latest hot topics, sell household items, and even arrange parties or luncheons. While we encourage Board members to participate, the Bulletin Board does not replace the required written requests for Board actions or approvals. Please give it a visit at:

<http://www.malvernofmadison.org>

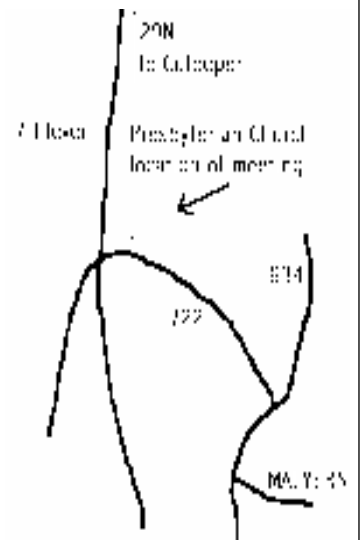
## ALERT TO HIGH SCHOOL STUDENTS

Madison High School has expanded its program for Community Service and students living at Malvern can put in hours for service credit while helping out in their own neighborhood. Adopt-A-Highway will be doing the annual fall clean-up of Route 634 in the next few weeks. Students who volunteer to help with this effort to clean-up our nearby roadway will be given orange safety vests, orange trash bags and a map to show the area to be cleaned. After they complete their area, a form confirming the hours of service will be provided to take to the school for credit or, if preferred, we will sign the form provided by the high school. Call Ann or Jack Ferguson at 948-5365 to let us know you are able and willing.

## BOARD OF DIRECTORS

|                         |          |              |              |
|-------------------------|----------|--------------|--------------|
| Bill Rowe, President    | 948-7092 | Gerry Monnat | 703-217-9031 |
| Bob Anderson, Treasurer | 948-4545 | Jay Miller   | 948-5104     |
| Linda Brown, Secretary  | 948-6385 | Paul Hankla  | 948-7074     |

### MAP TO THE FALL MEETING



### Grandma's Recipe The Frittata

#### Ingredients

- 2 Tbs olive oil
- Your favorite omelet fixings
- 1/4 cup Parmesan cheese
- 1/2 cup chopped Italian parsley or cilantro
- 4 oz crumbled goat cheese
- 4 eggs or equivalent Egg Beaters
- 1/4 cup milk or soy milk
- salt and pepper to taste

#### Instructions

Sauté your favorite omelet fixings in olive oil in oven safe frying pan until soft.

In a bowl, whisk eggs, milk, salt, pepper, parsley and Parmesan cheese until frothy.

Pour egg mixture in frying pan over cooked omelet fixings. Add crumbled goat cheese evenly over top of eggs.

Place 6" under broiler until browned.

Serve immediately.

Remember—It's your  
**Home Owners' Association.**  
Please attend the Fall  
Board Meeting and vote on  
the 2006 Budget.



## MALVERN ON THE WEB

The Malvern of Madison web site provides information about the community and the Malvern Home Owners Association.

### New Features:

- The Malvern Bulletin Board. A convenient way to discuss issues that are of concern to members. Malvern Club, Inc. members must register on-line to have full access to all the Bulletin Board features.
- Facts of the Day. Learn four new facts each day
- Word of the Day. Increase your vocabulary with a new word each day.
- Financial Calculator (see the Building Information page)

### Deleted Features:

- The Malvern Classifieds feature was deleted.
- The Malvern Business Directory feature was deleted.

### Updated Pages:

- The Malvern Community Announcements are updated as needed.
- The "Privacy" page was updated.
- The "Terms of Use" page was updated.
- The Event Calendar is now accessed from the Malvern Bulletin Board.

<http://www.malvernofmadison.org>

Join Us  
October 15,  
2005, 10:00 AM  
for the Fall  
Board Meeting  
at the  
Presbyterian  
Church on 722

## 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 2005 Board Meeting**, to be held on **October 15, 2005, 10:00 AM**, at the  
Presbyterian Church (directions included).

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.