

The Malvern Communicator

2nd Edition - October 2016

President's Report – Gerald Monnat

An attempt to go forward with the Fall Meeting was held on 15 October. However, we were short only a few homeowners/proxy holders to have a quorum in accordance with our By Laws.

Therefore, we have rescheduled the required Fall Meeting to the 5th of November at the Clubhouse. It is most important that you attend or provide another homeowner planning on attending or a Board Member with your proxy.

There will be two additional items on the agenda.

***The first is the motion to remove the stops signs on Malvern Drive at the intersection of Malvern Drive and Covered Bridge Drive. The stop sign on Covered Bridge is proposed to remain in place.

***The second will be a discussion regarding a proposed dues increase for a vote at the Fall Meeting in October 2017.

This year was another productive year by the members of the Board and volunteers. With a decrease in the number of volunteers to assist with work/projects, it has become necessary to hire more contractors to accomplish necessary maintenance items that used to be performed by our volunteers. This, with increased costs, and a need for larger reserve funds are the reasons for the budgetary increase discussion at the next meeting.

We are anticipating some construction to be performed at the pool house. It is an expensive undertaking and negotiations are still underway regarding the costs/contract requirements.

Speeding and running stop signs on Malvern roads continues to be a persistent problem. Remember that ATVs are illegal in Virginia on highways and state and county roads, which includes all roads within Malvern.

I hope that you will mark your calendars and plan on attending the next **Fall Meeting** on the **5th of November** at the Malvern Clubhouse!

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Lakes and Common Grounds

Rick Collins

The board has decided to tackle the issue of trees and vegetation encroaching on the roads. Notices have been sent out to 90 lot owners that have vegetation that poses a current or future hazard. We have hired a contractor to trim back the easement, but would welcome the lot owners involvement by doing the trimming themselves. Any work by members reduces what will need to be paid to the contractor.

The North dock was vandalized at the end of August. Someone spray painted nearly the entire dock with graffiti. Removal will be costly. The Board of Malvern has offered a reward for information on the identity of those responsible. The full notice is posted on the bulletin board at the mailboxes.

I'd like to remind all who wish to store watercraft at the dock that registration and payment of a fee is required.

OCTOBER MEMBERSHIP MEETING

<p>Where: Malvern Clubhouse</p> <p>Date: Saturday, November 5, 2016</p> <p>Sign in: 9:30 until 10:00 a.m.</p> <p>Meeting: 10:00 a.m.</p>	<p>Agenda:</p> <ul style="list-style-type: none"> --Approval of April 30, 2016 minutes --Discuss & approve 2017 budget --2018 Budget increase discussion --Committee briefings on status --Stop sign motion --Open forum
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<p style="text-align: center;">Clubhouse and Pool Jammie Thompson</p> <p>This year the fire extinguishers were updated and the carpets were professionally cleaned. We are in process now of final details and scheduling with Weaver Works to complete the Pool deck/House repairs. In the upcoming year, we hope to complete renovations of the front bedroom, dining and living room areas. We are getting the mulching updated around the parking lot and the playground.</p> <p>We are also seeking volunteers to join the events committee!</p>	<p style="text-align: center;">2016-2017 Board Members</p> <p>Gerald Monnat: President Rodney Taylor: 1st VP & Architecture Jammie Thompson: Clubhouse & Pool Bill Rowe: Secretary Diana Wright: Treasurer T. J. Wright: 2nd VP & Roads Rick Collins: Lake & Grounds</p> <p style="text-align: center;">Contact phone numbers are available at our website: MalvernofMadison.org</p>
<p style="text-align: center;">Roads – T. J. Wright</p> <p>We have verified that Meadow Springs will hold their same pricing as last year for snow removal for the 1016- 2017 season. Given the very good level of service we have experienced to date, the Board has voted to extend our snow removal agreement with them for the coming year.</p>	<p style="text-align: center;">Yard Sale – Shawna Gates</p> <p>Thanks to the participants of the Fall Malvern Yard Sale on October 8th. Regretfully, the rain suppressed buyers, but don't forget that another Yard Sale is proposed for this Spring. Start getting your items together over the winter months.</p>

Mavern of Madison Proxy

November 5, 2016

(I)(We), _____ the owner(s) in good-standing of record of Lot(s) _____, Malvern of Madison Subdivision, do hereby appoint _____, owner in good-standing of Lot # _____, Malvern of Madison Subdivision, as my proxy, with power of substitution, to represent me/us and to vote on my/our behalf on any and all matters which may come before the Members at the Regular Meeting, to be held on Saturday, November 5, 2016 at 10:00 AM, at the **Malvern Clubhouse**.

In addition, if I have checked any boxes below, I instruct my proxy to vote as follows, and understand that my proxy is permitted to vote as they see fit on any changes, modification, additions or revisions on the following that may arise for a vote at the meeting where this proxy is used as my vote, as indicated:

1.	Approve as amended the minutes of April 30, 2016 Annual Meeting (majority of votes cast will prevail)	Board recommends membership vote in favor of approval as amended	<input type="checkbox"/> In favor <input type="checkbox"/> Against
2.	Approve 2017 operations budget (majority of votes cast will prevail)	Board recommends membership vote in favor of approval	<input type="checkbox"/> In favor <input type="checkbox"/> Against
3.	Approve motion to remove two stops on Malvern Drive at Covered Bridge Drive intersection	Board recommends membership vote against approval	<input type="checkbox"/> In favor <input type="checkbox"/> Against

Signature (Owner): _____ Date _____

Signature (Owner): _____ Date _____

Proposed Malvern of Madison 2017 Budget as approved by Board of Directors Sept. 8, 2016
to present to the membership for final approval on October 15, 2016

	2014 Actual	2015 Actual	2016 Budget	2016 to date **	2017 Budget
Ordinary Income/Expense					
Income					
Annual Dues 234 lots @\$550/lot	119,983	128,509	128,700	121,539	128,700
Fees					
Boat Fee 9 lots @ \$15/lot	120	135	135	210	135
Clubhouse Rental	4,132	4,920	3,500	4,040	4,000
Collection Fee	1,247	897		295	
Late Fee	779	700	450	748	450
NSF Fee	30	0		0	
Packet	455	455	325	520	325
Pool Fee	2,375	2,340	2,400	2,335	2,400
Road Impact Fee	0	2,000		500	
Carryover from prior year *			4,800		
Total Fees	9,139	11,247	6,810	8,648	7,310
Interest Income	469	511	400	420	500
Mowing	1,300	1,050	1,400	1,050	
Other Income	1,039	975		0	
Previous dues	2,206	473		398	
Total Income	134,135	142,766	137,310	132,053	136,510
Gross Profit	134,135	142,766	137,310	132,053	136,510
Expense					
Accounting Services	0	0	6,000	0	6,000
Total Administration	1,355	1,344	2,250	593	2,250
Bad debt	810	160	2,750	0	2,750
Buildings, Grounds					
Total Buildings, Grounds	5,402	8,032	8,950	5,119	17,600
Business Licenses and Permits	201	96	240	100	235
Capital Improvement	0	0		0	
Insurance Expense					
Total Insurance Expense	4,073	4,503	4,850	4,625	4,850
Legal Fees	3,433	8,437	4,000	3,408	4,000
Miscellaneous Expense	1,250	1,350		35	
Operations pool & clubhouse	15,567	11,662	34,500	8,599	29,725
Playground	709	0	750	0	750
Roads includes snow removal	43,645	44,271	35,000	22,013	41,000
Security deleted for 2017	16,491	15,400	13,020	450	0
Social Committee	1,000	1,195	1,500	0	1,500
Utilities cable and internet	6,970	7,034	9,300	5,015	9,300
Total Expense	100,907	103,485	123,110	49,956	119,960
Excess to deposit to reserves	33,227	39,281	14,200	82,097	16,550

*from 2016 Upper deck repair budget not spent

Clubhouse capital expenditure is to renovate front bedroom and replace carpet in dining area with durable flooring

**2016 to date: is as of Oct 1, 2016