
THE MALVERN COMMUNICATOR

Spring 2011

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Upcoming Events

Semi-Annual Malvern Membership meeting:

What: Annual membership

Where: Malvern Clubhouse

When: Saturday April 23rd 2011

Time: sign-in and pool key pickup 9:30 to 10:00 am;
meeting begins at 10:00 am.

Why: To elect new board members and discuss
community issues

The board realizes this date falls on the Saturday before Easter Sunday and that some residents might be traveling or otherwise indisposed on the 23rd. It is extremely important that EVERY member of the community either be present at this meeting or submit a proxy (on the back page) to the board prior to this meeting

Pool Opens on Saturday May 28th.

Pool key pickup is available at the April 23rd meeting (another good reason to attend the meeting!) Cost is \$20 unless you've prepaid that amount with your dues payment. Only members who are current on their dues can purchase the key. Members who want pool keys mailed to them are asked to send a self-addressed, stamped envelope to Joe Graham, 154 Windmill Lane, Madison VA 22727. This will enable members who can't come to the meeting to get their keys in a timely fashion.

Community Picnic September 11, 2011

at the clubhouse. More details to follow.

A message from the president

It has been a quiet but successful year. We replaced/upgraded the HVAC system at the clubhouse. We will also be replacing the sliding glass doors for more energy efficient models. We have added an antenna for increased TV reception for renters.

We had some roadwork repairs completed. Several of the residents used the opportunity to have new paved driveways put in and current ones repaired.

We have put up new signs at the lake and the pool to fully explain all the rules for use. The pool received a face lift and a new cover. Pool users now must use the pool key to access the restroom. This will help to maintain the use of the pool for Malvern residents and guests. Part of that usage includes the responsibility for the residents themselves to be aware of who belongs and who doesn't. The Board will continue to monitor the use of the pool.

We are updating our five year plan, continuing an ongoing evolution.

The easements affecting the properties where the second lake was originally planned to go were removed, releasing the landowners from that burden.

There will be several openings on the board at the yearly April membership meeting. If you have any interest please make it known. For anyone who cannot make the April meeting please provide your proxy to a board member or resident to bring to the meeting. It is crucial that we have residents that seek to serve on the Board. If we run into problems filling the Board seats we may have no recourse other than to hire a management company, which will definitely require a raise in dues.

The Sheriff's department continues to patrol Malvern to ticket speeders and those individuals who persist in running stop signs. We have the option of also paying officers (via the Sheriff's Department) to perform extra patrols. We still have residents and visitors that persist in speeding and running stop signs.

My time on the Board is coming to an end due to the six year requirement. I have enjoyed serving the community and plan to continue to do so.

Respectfully,
Gerald Monnat, Board President

Treasurer's report: Ed Johnson

| 2010 Year-end Statement of Income and Expenses | | | | | |
|--|------------------|------------------|-------------------------------|------------------|------------------|
| Income | Received | Budget | Expenses | Spent | Budget |
| Regular assessment | \$120,360 | \$122,850 | Administration | \$871 | \$1,505 |
| Special assessment | \$0 | \$0 | Capital improvements | \$32,500 | \$32,500 |
| Boat fee | \$105 | \$105 | Insurance | \$2,787 | \$3,000 |
| Rentals | \$3,540 | \$3,500 | Taxes/licenses | \$461 | \$250 |
| Late fees | \$255 | \$100 | Dam and roads loan | \$32,839 | \$32,900 |
| Road impact fee | \$1,000 | | Road loan (original) | \$0 | \$0 |
| Money market interest | \$532 | \$700 | Building, grounds maintenance | \$4,918 | \$9,500 |
| Mowing & miscellaneous | \$1,230 | \$1,500 | Road maintenance | \$31,689 | \$33,000 |
| Pool income | \$2,505 | \$2,500 | Mowing and miscellaneous | \$1,220 | \$1,400 |
| | | | Clubhouse operations | \$1,802 | \$2,150 |
| | | | Pool operations | \$4,073 | \$4,500 |
| | | | Electric | \$2,680 | \$4,400 |
| | | | Fuel | \$331 | \$3,500 |
| | | | Telephone | \$399 | \$400 |
| | | | Legal | \$325 | \$2,250 |
| Total income | \$129,527 | \$131,255 | Total expenses | \$116,895 | \$131,255 |

Account balances: January 1, 2010 = \$57,383.41 (plus \$1,000 held in escrow); December 31, 2010 = \$70,015.92 (plus \$2,500 held in escrow).

Loans: the 2006, 5-year, \$150,000 road and dam loan balance of \$10,526.94 was paid off on February 11, 2011. This payoff means that Malvern Club, Inc. is now free of debt.

Capital improvements in 2010: the 5-year plan budgeted \$4,000 for fuel tank removal at the clubhouse; \$24,000 to install a new heating and air conditioning system in the clubhouse, including removal of the existing units from the attic, disconnecting the oil furnace, removal and replacement of deteriorated ductwork in the attic; \$4,000 to repair the upper pool deck area and fence and; \$29,500 for roadways, including culvert maintenance and/or replacement, and repaving over the Liberty Lane culvert and other areas where the asphalt is deteriorating.

The fuel oil was removed from the oil tank by the fuel company. It was determined that it wasn't necessary to remove the fuel tank which resulted in a savings of \$4,000. The clubhouse oil furnace was removed and replaced with an electric heating and air conditioning system at a cost of \$17,860, which included replacement of the deteriorated ductwork in the attic. Repairs were not done to the pool upper deck but the old pool cover was replaced at a cost of \$3,010.60. The shoulder and ditch line along a section of the east side of Covered Bridge was repaired and stabilized at a cost of \$2,158.78. Paving repair costs totaled \$27,252.00. This cost included paving over the 2009 Liberty Lane culvert repair and patching a section of Old Forge Way and other areas throughout Malvern where it was deemed the pavement was failing. Another major cost for Malvern was snow removal which totaled \$13,298.00 in 2010.

We were able to devote more funds to the tasks listed above partly because we have members willing to donate their time and talents to such things as sweeping and raking leaves at the mailbox area, shoveling snow from walkways, plowing portions of roadways, cutting and disposing of dead, damaged or overgrowing trees and shrubs, repairing ditch lines, erecting signs, picking up debris and litter in the subdivision and other tasks for which other communities would have to pay to have done. It would be hard to quantify the money saved, but suffice it to say that it can be estimated to be in the many thousands of dollars – and for that we are grateful.

Budgeted 2011 capital improvements: the 5-year plan has budgeted \$12,000 for clubhouse renovations, \$4,000 for repair of the water system (well) for the clubhouse, reserving \$4,500 for replacement of the playground equipment, and \$3,000 for deck and fence repairs around the pool. In addition, the plan calls for \$40,000 to be placed in a reserve fund for future road repairs and paving along with \$2,000 for future repairs/maintenance of the mailbox area.

Malvern Club Committee reports for 2010

Roads: Lee Rees

1. There was a massive repair effort mounted on Old Forge Road.
2. A new advanced patching product was applied to several areas around Malvern that were starting to deteriorate.
3. Shoulder and ditch repairs were performed as needed.

I would like to thank the community for letting me serve my four years as the chairman of the roads committee. While the tasks have sometimes been challenging, it's also been a gratifying experience.

Architecture: Fran Sestak

The Architecture Committee reviewed the Building Application Package, and the following actions were taken to update and clarify the information:

1. Combined two documents into one. The obsolete documents were headed "Construction Rules and Guidelines" and "ATTENTION". The resulting document is titled "Construction Rules and Guidelines" dated 11/15/2010.
2. Clarified the regulations and simplified the language.
3. Updated the application requirements and added verbiage explaining the regulations and fees as they apply to additions or renovations.

The revised document was approved by the Board and the up-to-date Building Application Package can be found on the Malvern Website.

Common areas and lake: Jason Woodward

New signs have been erected at the lake at the request of the fish and game warden that clearly state the rules for boating and fishing on the lake. This gives the Department of Fish and Game the authority to issue citations to violators.

We also added 30 grass eating carp to the lake and will continue to rotate the stock over time. These are aquatic lawnmowers that keep the aquatic weeds from choking the lake making it undesirable for swimming, boating and fishing. A device was installed in the spillway to prevent the fish from being washed away. Some of the warped and rotting boards on the dock were replaced. There's still work to be done and volunteers are welcome. Please call Jason Woodward at (540) 948-6239 if you can help.

Clubhouse and pool: Joe Graham

We have replaced and upgraded the HVAC system at the clubhouse and have just replaced the sliding glass doors with high-efficiency models and plan on having the living room repainted in time for the Membership Meeting in April. We have added an antenna for TV reception for the renters; a member donated a used TV. We replaced the burned-out microwave and replaced the pool cover. The clubhouse and pool committee rewrote the pool regulations and replaced the pool signs with updated ones. Also, we changed the bathroom lock so the pool gate key works for the bathroom. Thanks to several members the old shrubs were removed and replaced with new shrubbery at the entrance to the clubhouse.

Pool keys can be picked up at the Membership Meeting on Saturday, April 23 between 9:30 a.m. and 10:00 a.m. In order to get keys, members need to have paid their membership dues and the pool key fee. Members who want pool keys mailed to them are asked to send a self-addressed, stamped envelope to Joe Graham, 154 Windmill Lane, Madison VA 22727. This will enable members who can't come to the meeting to get their keys in a timely fashion.

Secretary\Community & public relations: Barry Gates

Making this subdivision a community:

When Malvern was first coming together there was a sense of community with our neighbors. As time has passed the number of homes has increased, and we've grown from a rural community to a "Bedroom" community where people come to relax from the frantic and crowded areas where they work. The community is changing and our residents are getting younger. I'd like to know what we can do to make Malvern a better community and your neighbor a better friend. Does anybody have any suggestions on clubs you would like to see added to the community calendar?

Some examples could be:

Pot luck community dinners, Poker, Bunko, Ladies'/Men's group, Bible Study, History, Yoga, Line Dancing, Cooking, Winery tours, Casino trips. etc.) You can email me at MalvernSecy@gmail.com with any suggestions.

NOTE: if Malvern residents want to have a non-commercial event with other Malvern members (clubs, socials, etc.) the clubhouse is available at no charge if renters have not booked a stay.

Let's have some fun and make some friends right here in Malvern!

I would also like to remind the residents/members of Malvern that we are all responsible for the operation, safety, viability, and desirability of the community. The Board of Directors meets in the clubhouse on the second Thursday of each month. We encourage members to attend and participate in these meetings.

Notes from the neighborhood:

As Ed Johnson stated in his report, we have people in our community that have volunteered their time and skills to help keep Malvern a beautiful and safe place to live. Every time someone in the community takes a moment to help around Malvern we save thousands of dollars that would have come out of the pockets of each and every member. We do not pay outside people to come in and keep our place clean, we have taken on the responsibility of our community and it is up to us to do our part. If you see one of your neighbors helping out and you have a moment, why not stop and see if they need a hand. We are a beautiful community made up of wonderful people. The strength of our neighborhood is the people that make Malvern their home.

As neighbors, we are planning a community picnic on Sunday September 11, 2011. We would love for you to be involved either with the planning or just plain coming to the event. Any suggestions on picnic type of activities that you and your family would be interested in would be very helpful and would make the day that much more exciting. If you would like to help out with the planning, call me at 540-738-2083 or email me, Shawna, at malvernneighbor@gmail.com Mark the date on your calendar.

Ann Ferguson would like to remind malvern residents that we are responsible for keeping the community clean and beautiful. She respectfully encourages residents to pick up stray trash when they see it. As a reminder, Spring cleanup of the Malvern section of Route 634 will get underway in April. If you could give an hour of your time to help the Adopt-A-Highway crew, call Ann Ferguson at 948-5365.

A note from Rappahannock Electric:

Rappahannock Electric has been upgrading the existing power line along Malvern Drive and Covered Bridge Road down to Liberty. If there are any questions concerning this upgrade please call Cathy Stunkle, Senior Distribution Designer at Rappahannock Electric, 727-2147.

We are also completing our right of way maintenance clearing in the old Allegheny Power territory in the subdivision. All of this work is being performed to improve the reliability of service in the subdivision.

A bit about our yard sale:

The yard sale situation has always been issue. The community yard sale up at the clubhouse has been a failure. Members of Malvern do not participate in this event and, much to the dismay of some neighbors, still hold them at their houses on their own. On a trial basis, Malvern is going to have a community yard sale day where people will have the sale at their home, but only on the specified day. The community will put an ad in the newspaper and yard sale signs will be permitted on the seller's property for the day. More information will be given at the Membership meeting on April 23.

New Members needed for the Board!

Three new director positions need to be filled at the April 23rd meeting. It is very important and beneficial that the Malvern community has an active board of directors to be made up of members of our community who are concerned about the best interests of the community and its members. This past year the current board made substantial capital improvements, paid off several loans, reviewed and edited Malvern's five year plan to budgeted money for future fixed expenses, maintenance and repairs and capital improvements, while starting a reserve fund to cover unforeseen expenses without the need of interest bearing loans. All this took place without the need to raise the price of dues. Do yourself and your neighbors a favor by volunteering to be a member of the Malvern board. Make your thoughts heard! It is also **EXTREMELY** important that EVERY member either attends the April 23rd meeting or submits a proxy before the April 23rd membership meeting. Participation either in person or by proxy is required under the Bylaws of the malvern club.

Meet the Candidates

| | |
|---|---|
| <p><u>Randy Allen:</u> I moved to Malvern in 2005 after marrying my wife who was already living here. I was in the Army at that time and deployed once more to Bosnia for 2 1/2 years, retiring when I returned in 2009. Since 2001 I had been on active duty, deploying to Kosovo as commander of a civil affairs battalion and to Afghanistan as deputy director of civil military affairs branch prior to going to Bosnia where I was executive officer for the NATO Commander. Before going into the Army full time, I worked for a manufacturer of prime mover controls in Ft. Collins, CO. for 12 years in the R&D lab and as a cost accountant. I believe my experience would allow me to contribute to the Malvern board in the performance of its duties.</p> | <p><u>Paul Hankla:</u> My family has enjoyed living in Malvern since early 2001. I work as a submitting mechanical designer with a manufacturer of high tonnage air conditioning equipment. I have served as the chairman of the Malvern architecture committee in the past. I would be happy to once again serve on our community.</p> |
| <p><u>Bradley Miller:</u> I am the proud husband of a loving wife named Susan and five wonderful children ranging in ages from 11 to 5 months. My wife and I moved into Malvern in the fall of 2000 We have enjoyed the beauty and peacefulness that comes with this community. I am currently employed at Culpeper County Public Schools. I teach eleventh and twelfth grade students anything from Sociology to Psychology to Government. I have been working in Culpeper for 18 years. I am currently the Department Chair of the Social Studies Department. In being a department chair, I feel this experience has helped me become a manager of people. Having to manage 9 people in their day to day workings in a school setting takes a lot of time and energy.</p> | <p><u>Bill Rowe:</u> My wife and I bought our Malvern home in September 1999, and I served on the Malvern Board 2005-06. We value the Malvern community and wish to keep it as a prime location for both young families and retirees. This requires the Malvern Club to maintain our roads, clubhouse, and pool. In fairness to all members we should enforce and revise the covenants as necessary. By profession I'm a mechanical engineer who retired from the federal government, having worked principally at the Consumer Product Safety Commission. Previously I worked in the toy industry and GE's Aircraft Engine Group. My primary volunteer activity is as a docent with the National Air and Space Museum. I also serve on the board of the Fredericksburg Ski Club.</p> |

Your Name should have been here!

The efficient and cost effective management of the Malvern community depends on members of the community to volunteer their services as members of the Malvern Club Inc. board of directors. Board members serve two year terms and may run for three consecutive terms. Who would you prefer to manage this community a board of community volunteers who live here or a third party property manager with no vested interest in the community? A third party property management would also require an increase in dues to cover the expense of third party services. Let us know if you'd be interested in joining the board email mal: malvernhoa@malvernofmadison.org



905 Malvern Drive
Madison, VA 22727

Address correction requested

Attach Mailing Label Here

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PROXY

(I)(We), _____ and _____ as owner(s) of the following 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., owner of Lot # _____. This proxy is executed and carries with it the full right of the members. This Proxy is executed for the 2011 Annual Meeting, to be held on Saturday, April 23, 2010, at 10:00 AM at Malvern’s Clubhouse.

Signature (Owner): _____ Date _____

Signature (Owner): _____ Date _____

Instructions: Each lot is entitled to one vote; please indicate all lots owned. This proxy will be used to satisfy QUORUM requirements of 50 members voting in person or by proxy. This proxy may also be used on votes requiring a two-thirds vote of members voting either in person or by proxy. At this time, no vote is anticipated that will require a two-thirds vote. The vote to fill the 3 director positions requires a majority vote. Please note that a majority vote includes only those members present and voting.

Assigning your proxy to the Board of Directors means it can only be used to meet quorum requirements.