

The Malvern Communicator

October 2016

PRESIDENT'S REPORT – GERALD MONNAT

This has been another busy year. We worked on the goose population in the Spring. We will have to wait until this coming year to see if we had any impact. Several dozen geese remain on the lake.

We are having more work done on our common by weeding and taking care of the trees and shrubs planted there. Watering when necessary is taken care of by volunteers.

We are still in the process of having some construction done at the pool house. It is an expensive undertaking and the bids were slow in coming in.

There is still a problem with speeding and running stop signs on Malvern roads. We also need to be aware that ATVs are illegal in Virginia on highways and state and county roads.

I look forward to seeing lots of people at the **Fall Meeting** on the 15th of October at the Malvern Clubhouse!

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LAKES AND COMMON GROUNDS

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 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

Where: Malvern Clubhouse

Date: Saturday, October 15, 2016

Sign in: 9:30 until 10:00 a.m.

Meeting: 10:00 a.m.

Agenda: Approval of April 30, 2016 minutes
2017 budget approval
Committee Briefings on Status
Open forum

CLUBHOUSE AND POOL –

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 will also get the mulching updated around the parking lot and the playground.

We are also seeking volunteers to join the events committee!

2016-2017 Board members:

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

Proxy

(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 as instructed on any and all matters which may come before the Members at the Regular Meeting, to be held on Saturday, October 15, 2016 at 10:00 AM, at the **Malvern Clubhouse**.

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 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
12.	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

Signature (Owner): _____ Date _____

Signature (Owner): _____ Date _____

Malvern Club Inc.
 905 Malvern Drive
 Madison, VA 22727

ADDRESS CORRECTION REQUESTED

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	697		295	
Late Fee	779	700	450	746	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	8,646	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 2015 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