

The Malvern Communicator

June 2020

PRESIDENT'S REPORT – RODNEY TAYLOR

Since our last Membership Meeting, no one could have predicted the tumultuous times that have occurred in the world. Through all the medical scares, lockdowns, stay at home orders, and business closings, I hope home has been a safe haven for all Malvern residents.

Our Spring Membership Meeting, usually held in April, has been moved to June 27th and in light of recent events, the planned barbecue will be postponed until the Fall meeting. At the June meeting, we will hold elections for four positions on the Board of Directors. We will also begin the voting process for a covenant change that will exclude short term rentals, such as AirBnB's, from our community. The Board will also report on its activity since our last Membership Meeting and discuss any other relevant topics.

The two Membership Meetings we hold each year are opportunities for the Members to provide guidance for the Board for the upcoming year. Members are encouraged to bring topics of concern before the Membership and instruct the Board during those meetings. Any member that will be unable to attend is asked to please sign a proxy and give it either to a Member that is able to attend or a Board Member.

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Current Board members:

Rodney Taylor	President
Fred Bourque	1 st VP, Clubhouse, Pool
Grover Dean	2 nd VP, Roads
Fred Bourque	Secretary
Diana Wright	Treasurer
Rick Collins	Lake, grounds
Doug Beaver	Architectural
Vacancy	Director

Annual Meeting June 27, 2020

ANNUAL MEMBERSHIP MEETING

Where: Malvern Clubhouse
Date: Saturday, June 27, 2020
Sign in: 9:30 until 10:00 a.m.
Meeting: 10:00 a.m.
Agenda: 1) Approval of 10/19/2019 Regular Meeting Minutes; 2) election of new directors; 3) Deed of Dedication Amendment concerning and related to rentals

SPECIAL BOARD MEETING

Time: Shortly after the conclusion of the Membership meeting
Agenda: New Board of Directors meet to elect 2020-2021 officers and make committee assignments; Malvern members may attend

BOARD MEMBER CANDIDATES:

Each director serves a 2-year term. This year, 4 of the 7 director positions are open. Candidates to fill these positions as of the date of publication are:

1. Rodney Taylor
2. Diana Wright
3. Rick Collins
4. Need additional candidates

Any member in good standing and with an interest to serve the community may be nominated for a Board position. Please consider submitting your name during the meeting

CANDIDATES FOR DIRECTORS

Rodney Taylor – current Board President offering to be considered for a third 2-year term serving the community.

Diana Wright – I have been a member of the Board for Malvern Club, Inc. for the past 4 years and held the office of Treasurer. I would like to submit to be re-elected this Spring and remain the Treasurer. I consider the fiduciary responsibility an honor and will continue to provide a high quality level of service to our members.

Rick Collins – I have been a Malvern resident for the past 14 years and have served as a Board member on and off since 2012. With its rural living and well-kept amenities Malvern has been a wonderful place for us to retire. I have contributed my time and abilities to Malvern projects and would like your support to continue. I currently chair the Lake and Grounds committee and want to maintain and improve these facilities.

CLUBHOUSE AND POOL – FRED BOURQUE

The Clubhouse, Activity Center, and Pool are in great shape. We had all hoped that the investments you made in these facilities over the past three years would bring them up to a higher standard, and members say they have. We also hoped they would get more use by our families and friends. That has happened. The Clubhouse was reserved by members 69 days last year, not as high as in 2018 but still more than in prior years. The Activity Center is a whole new place now with new windows, floors, AC, and fresh paint. We've had activities in there almost every week since it opened last year. People have said they appreciate the improvements that have been made to the facility, and that is good to hear. If you'd like to reserve the Clubhouse you may call Merri at 540.718.7125. Or call me at 703.405.9621. To reserve the Activity Center, call me. Both facilities are available every day, year-round.



The Pool was busy last summer, as we reported in October. It is now open for the 2020 season, and I'm hoping people will use it, even during the COVID-19 pandemic. I know some of you are hesitant to venture out and engage with others for fear of contracting this horrible disease. That is a reasonable fear. The numbers are frightening, especially for people such as myself who are older than average. It is prudent to maintain a 6-foot social distance between ourselves and other people who are not members of our households. We are wearing masks when we go into public spaces, like to grocery stores or Merri's bakery. We are not gathering in large groups. We are being protective of our own health and the health of those around us. Good for us.

There are others of us, though, who see both the risk of infection and the benefit of social engagement. If you are in the latter group, I encourage you to take advantage of this valuable amenity, your Pool. The information I've gotten on the CDC website, Doctor Radio on SiriusXM (NYU's Langone Health broadcast), and other sources consistently say that physical exercise is important, even while we are in a virtual quarantine. Physical exercise can be any kind of movement. I walk 2 miles a day with Lore and Tipper. (Watch out for us on Covered Bridge in the mornings.) Swimming is also excellent physical activity, including splashing and floating. We ask that you maintain the prescribed 6 feet of separation between yourself and others who are not members of your household. If you wear your bumblebee mask we won't laugh, but masks are not required.

Also, during the phased re-opening of Virginia that is happening now and that could extend throughout the summer, we ask that you not bring large parties to the Pool. I know friends want to get together with friends, especially school-age children. I'm not saying don't bring guests. Just be mindful of others and respect the social distancing rule. I know you all will. Anyway, I've been in the Pool with my 6 grandchildren when we were the only ones there. This really shouldn't be a problem. The Board asks everyone to police the Pool rules, as you are used to doing. Our Moms are the best protection we have. If there is a problem that can't be resolved, call me. If I don't answer, call any Board member. Now: GET WET!

LAKE AND GROUNDS – RICK COLLINS

It has been a mild winter and thankfully that has kept the common areas in good shape. A few diseased trees were removed at the Clubhouse, but there was no serious winter damage. Debra and Grover Dean have continued to beautify the mail area and I'm sure you will agree that it looks great. I would remind everyone that the parking is limited at the mail and news box area, please refrain from taking up extra space by the mailbox. Limit your time so everyone can move in and out expeditiously.

The Lake and Dam are in good repair, but we do have the Low-Level Drain project to complete on the Dam this year as required by the state. Our engineer has worked out the details of the design and we expect work to begin this summer or fall. The drain must be installed to regain our Operational Certificate. The bids received are about what we expected. Unfortunately, the Lake will need to be lowered five feet for the siphon drain installation. You will be advised of the starting date.

The addition of the rope barrier and gate at the North Dock seems to have solved the goose problem there. However, they are still a problem for the Lake.

The fish barrier at the spillway easily clogs with grass and leaves. I would encourage the lakeside lot owners to refrain from blowing leaves and grass into the lake, as much of it winds up clogging the barrier.

Now is a good time to check the roadway on your property and trim back any vegetation that is near the road. The more that you do the less we need to pay for. Remember, keep the Autumn Olive and Stilt grass under control and enjoy the summer weather.



Invasive Autumn Olive

<http://www.malvernofmadison.org/community-autumn-olive.php>

ROAD – GROVER DEAN

After a mild winter with only two measurable snowfalls, the roads within Malvern remain adequate for travel by all residents. In accordance with our 2019 Reserve Study a major paving project was planned and budgeted for 2020. This project was completed by S. L. Williamson Paving this spring. As the final paving cost was well below our total budgeted amount, additional paving beyond our targeted roadways (Malvern Drive and Covered Bridge to Powderhorn Drive) was possible. The additional paving allowed us to continue the paving of Covered Bridge to Aroda Road and to resurface all of Liberty Lane to correct pavement deficiencies, failing repairs, patches, and un-level surfaces. Additionally, we were able to patch a long section of Anvil Court that had been damaged during home construction projects.

It appears that emergency repairs may now be necessary to several sections of Old Forge that were damaged during home construction projects.

Again, as the rainy spring continues, all members are encouraged to check their driveway culverts to ascertain that water can flow freely through.

ADOPT-A-HIGHWAY – COORDINATOR NEEDED



Malvern is seeking a member volunteer to be our Adopt-A-Highway Coordinator. Our heartfelt thanks go out to Nancy Negron, who, along with Papi Negron, has headed up our Oak Park Road clean-up program for the past several years. This is the program to pick up litter along the road from Carpenter's Mill to the Dark Run bridge, a span of about 2 miles. If you would be interested in leading this valuable program, please contact the Board.



2019 Year-end Statement of Income and Expenses

	Actual as of 12/31/19	Comments
Accounting	\$965	Services, including invoicing, financial reports
Administrative	\$1,353	
Bad debt	\$255	
Dam Drain required to complete in 2020	\$10,000	
Grounds	\$12,506	Landscaping and Lake Maintenance on common property
Licenses	\$99	Licenses required by Virginia
Insurance	\$5,329	Fidelity of officers and General Liability
Legal fees	\$3,262	Collections and consulting
Clubhouse and Annex Building	\$10,994	Maintenance, repairs, and surveillance
Pool	\$10,188	Chemicals, cleaning, and maintenance
Playground		Maintain mulch
Roads	\$23,747	
Easement		Trees, drainage, repairs
Maintenance		Repairs
Road repairs	\$19,190	
Snow removal	\$4,557	
Social events, Garage Sales, & Firewise	\$249	Yard sales, winter social
Electric	\$5,289	
Telephone, cable, internet	\$1,600	
Reserve fund deposit per long term plan	\$32,520	
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Total Expenses Projected		
Funds from retained earnings		
Current year actual expenses to date	\$118,357	
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Projected/actual Income from member dues	\$128,826	
Income Other	\$17,979	All other sources of income
Interest Income	\$7,465	Higher Interest rate due to CD investments in 2019
Total Revenue Projected/Actual	\$154,270	

TREASURER – DIANA WRIGHT



I am pleased to write to you the offer to email invoices was quite successful and I want to thank you if you participated. All invoices were either emailed or USPS mailed during January. As of the date of this writing the process has been moving along wonderfully. Reminder invoices were mailed in March to any members with outstanding balances of the March 1 due date payment. Statements will be emailed or USPS mailed out in July as a reminder of the amount due on September 1.

Please email me, Diana Wright, at treasurer@malvernofmadison.org if you'd like to update your delivery preference to email or USPS. If you add treasurer@malvernofmadison.org to your contact list the invoices will be received without a hitch and won't go to your spam folder or be rejected by your mailbox server. (So I have been told 😊)

The fiduciary decision was made to transfer early in the fiscal year since we have significant retained earnings and there is no concern with meeting our financial responsibility for the year of 2020 as long as dues are paid by you the members. This will net the interest sooner and thus increase our reserve account sooner. I wish you blessings and prosperity in every area of your life this year!

2020 Year-to-Date Statement of Income and Expenses

	2020 Budget	Actual as of 5/19/2020	Comments
Accounting	\$3,000	\$1,740	Services, including invoicing, financial reports
Administrative	\$2,200	\$592	
Bad debt	\$2,000	\$1,000	
Dam Drain required to complete in 2020	\$10,000	\$7,000	
Grounds	\$18,500	\$2,085	Landscaping and Lake Maintenance on common property
Licenses	\$500	\$25	Licenses required by Virginia
Insurance	\$5,500	\$5,390	Fidelity of officers and General Liability
Legal fees	\$2,000		Collections and consulting
Clubhouse and Annex Building	\$6,900	\$1,227	Maintenance, repairs and surveillance
Pool	\$10,200	\$971	Chemicals, cleaning and maintenance
Playground	\$900		Maintain mulch
Roads	\$39,500	\$259,293	
Easement	\$1,000		Trees, drainage, repairs
Maintenance	\$3,500	\$46	Repairs
Road repairs	\$30,000	\$257,905	Road repairs including special budget explanation below
Snow removal	\$5,000	\$1,343	
Income Tax		\$5,150	Income tax on CD interest and pay 2021 estimated taxes
Social events, Garage Sales, & Firewise	\$500		Yard sales, winter social
Electric	\$7,200	\$1,713	Clubhouse, entrance and mail area
Telephone, cable, internet	\$2,000	\$479	
Reserve fund deposit per long term plan	\$35,450	\$35,450	
Total Expenses Projected	\$146,350	\$322,116	
Funds from retained earnings and reserve fund		\$235,000	
Current year actual expenses to date		\$87,116	
Projected/actual Income from member dues	\$134,550	\$134,550	
Income Other	\$8,800	\$3,044	Clubhouse revenue and Disclosure Packets
Interest Income	\$3,000	\$2,463	Higher Interest rate due to CD investments in 2019
Total Revenue Projected/Actual	\$146,350	\$140,057	

Note to all members - the budget proposed for 2020 shows that we have the ability to pay our bills & add back to our reserve.

Special Expenditures approved for 2020

1. Roads Paving per 5 year plan

Road major repair to preserve quality	\$265,000	\$261,875
Funds from reserve and retained earnings	(\$235,000)	(\$235,000)
Funds from 2020 operating budget	\$30,000	\$26,875
Balance of funds left over will go back into retained earnings		

2. Dam Drain fund required by VA

Dam Drain funds saved in 2019	\$10,000
Dam Drain funds needed in 2020	\$20,000
Total of 30K to complete the drain at the dam	\$30,000

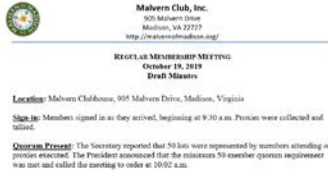
Any additional funds resulting from staying under budget are held as retained earnings

FIREWISE INFORMATION



<http://www.malvernofmadison.org/community-firewise.php>

REGULAR MEMBERSHIP MEETING DRAFT MINUTES



<http://www.malvernofmadison.org/minutes/minutes-2019-Fall.pdf>

2020 OPERATING BUDGET



<http://www.malvernofmadison.org/DocForm/2020-budget.pdf>

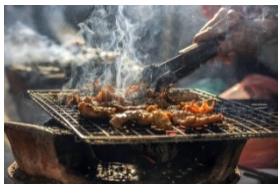
2020 POOL SEASON



<http://www.malvernofmadison.org/amenities-pool.php>

SOCIAL COMMITTEE AND ACTIVITY REPORT – DIANNA WRIGHT

I am pleased to write that the push to use our activity center has been quite successful and the building is wonderful. We are resuming the Tuesday and Thursday ladies exercise group, maintaining safe parameters and enjoying the social and fitness time. Please check the website calendar for other free community activities.



The social that was held this past December was a great success!

The Fall meeting in October is reserved for the Barbeque members requested.

However, we will plan another social potluck as soon as can be considered prudent. Please email me, Diana Wright, at treasurer@malvernofmadison.org if you'd like to volunteer.

PROPOSED DEED OF DEDICATION AMENDMENT

Background: The membership directed the Board to develop a covenant prohibiting short-term rentals during the April 2019 Spring Membership Meeting. The Board presented the proposed wording and the method that would be necessary to amend one of the existing covenants during the October 2019 Fall Membership Meeting. The membership then directed the Board to proceed with the process to present the proposed amendment to the membership for vote.

Proposed Deed of Dedication Amendment: The Association proposes that the Deed of Dedication be amended by replacing the current Section 2 with the following new Section 2 (new language is in bold text):

*2. The lots designated in the subdivision shall be used for residential purposes only, and no profession, business, trade, enterprise or commercial activity of any kind or any nature shall be conducted or carried on upon any said lot or within any dwelling hereinafter erected thereon, without the express written approval of the developer and/or Property Owner's Association. **No lot or dwelling thereupon shall be rented for revolving use, transient use, or hotel purposes—including use as a bed and breakfast, for short term online rental, or the like. No lot or dwelling shall be leased or rented in its entirety for any period less than 30 days.***

Voting: A two-thirds majority is required to adopt the amendment. This means owners representing at least 156 lots within Malvern must vote for the amendment to be adopted. The voting period will commence during the June 27, 2020 Annual Membership Meeting. Voting can be in person or by proxy. The voting period will end when at least 156 lots vote in favor of adoption, when at least 79 lots vote against adoption, or May 27, 2021, whichever event occurs first.

What you need to do:

Option 1 is to attend the Annual Membership Meeting on June 27, 2020 where the proposed amendment will be voted upon or alternatively,

Option 2 is to submit the proxy form and recordation page, both included herein, and return them to the Board before the Annual Membership Meeting or no later than May 27, 2021. The recordation page is required only if voting in favor of the covenant.

PROXY

I/We, _____ the Owner(s) of record of Lot # _____, do hereby appoint _____ as my proxy, with power of substitution, to represent me/us and to vote on my behalf as instructed on any and all matters which may come before the Members at the Annual Membership Meeting of the Malvern Club, Inc. (a.k.a. Malvern of Madison) to be held on the 27th day of June, 2020, at 10 o'clock a.m., at the Malvern Clubhouse, and at any adjournment or adjournments thereof.

a) RESOLVED, That the Deed of Dedication be amended by deleting the current Section 2 of the Owner's Consent and Dedication, as amended, and replacing it with the following new Section 2 (added language in bold):

*2. The lots designated in the subdivision shall be used for residential purposes only, and no profession, business, trade, enterprise or commercial activity of any kind or any nature shall be conducted or carried on upon any said lot or within any dwelling hereinafter erected thereon, without the express written approval of the developer and/or the Property Owner's Association. **No lot or dwelling thereupon shall be rented for revolving use, transient use, or hotel purposes—including use as a bed and breakfast, for short term on-line rental, or the like. No lot or dwelling shall be leased or rented in its entirety for any period less than less than 30 days.***

b) RESOLVED, that this amendment shall affect all future use of lots within the subdivision and shall become a covenant running with the land on each lot lying within the subdivision, as of the effective date of recordation of same in the land records of Madison County.

I instruct my proxy to vote in accordance with my selection of either Option A or Option B below:

- Option A - I/We hereby approve the forgoing proposed resolutions regarding amendment of the Deed of Dedication.
- Option B - I/We do not approve the forgoing proposed resolutions regarding amendment of the Deed of Dedication.

My proxy is also permitted to vote on any changes, modification, additions or revisions that may arise for a vote at any future Member/Lot Owner meeting where this amendment is discussed.

Signature (Owner): _____ Date _____

Signature (Owner): _____ Date _____

Recordation Page

RATIFICATION OF CHANGES TO SECTION 2 OF THE DEED OF DEDICATION

The undersigned is the owner of Lot address _____, part of the Malvern Club, Inc. (a.k.a. Malvern of Madison) subdivision, located in Madison County, Virginia, that was established by a deed of dedication entitled the Owner's Consent and Dedication, as amended, and which was recorded in Deed Book 105 at Page 435 (the 'Deed of Dedication').

NOW, THEREFORE, by affixing his/her signature hereto, the undersigned:

- a) Consents to amending Section 2 of the existing Deed of Dedication for Malvern Club, Inc. (a.k.a. Malvern of Madison) concerning and related to rentals

Signature (Owner): _____ Date _____

Signature (Owner): _____ Date _____

Malvern Club Inc.
905 Malvern Drive
Madison, VA 22727

ADDRESS CORRECTION REQUESTED