

# Malvern Communicator

The Fall Issue

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AN OFFICIAL PUBLICATION OF THE MALVERN CLUB INC., BOARD OF DIRECTORS

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## UPDATE ON 1999-2000 GOALS

**Mailbox area** - By the time you read this, the new structure should be completed. Initially, we will have 192 boxes, with room to add 2 more cluster units, if ever they are needed. A mail drop box will safely hold all outgoing mail. If you would like to receive mail at this location, contact Dave Kalish for a box assignment and keys.

All of the labor to construct this new structure came from Malvern volunteers. I would like to thank them, especially Kemper Deane, for the many hours of hard work. You can be proud each time you pass by!

**Road Surfacing** - Activities are continuing to develop a plan to surface Malvern's roads. Plan on attending the regular April meeting to find out the final proposal. One road, Ashlawn, will need some major road base construction and widening. Our contractor will be placing small flags along the road right of way to show the road and culvert widths. Property owners should take note of these and if you have any questions, address them to the board.

**Stable lot** - The board will report its findings at the October meeting. At this point in time, it has been determined that we cannot further subdivide this lot. If it is sold, it would be as one lot. Revenue from its sale should go towards road surfacing.

**Proposed Lake** - The board will report its finding at the October meeting.

## Additional Special Committees

We are looking for members to serve on two (2) committees this winter. One is a pool committee that will look at the problems we are having and recommend solutions to the board.

The other one is a clubhouse committee that will review the guidelines and fees for the use of the clubhouse with a goal of utilizing "use" funds to repair and maintain the ageing structure.

If you are interested in either of these issues, please contact Dick Kassler.

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## Malvern Annual Budget Meeting

The regular budget meeting for Malvern will be Saturday, October 16, 1999, at the clubhouse. In addition to proposals, discussion and voting will be held on three major items: (1) the stable lot, (2) road surfacing and (3) the proposed lake. These important items deserve your attention. If you are not able to attend this meeting, please sign the attached proxy and see that it is sent to a board member.

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## New Board Member

Garth Bagley, Lot 179, was appointed to fill the board secretary position vacated by Scott Rife. Garth's appointment will be voted on at the April meeting.

## New Members

### New Malvern Club Home Owners

Paul & Patricia Cockrell, Lots 99/100, Butterchurn  
David & Ruth Nichelberry, Lot 41, Chestnut Rail  
Gared & Brenda Landes, Lot 157, Covered Bridge  
David Cohen, Lot 16, Malvern Drive  
Greg & Kama Price, Lot 164, Covered Bridge Drive

### Homes Under Construction

Mike Sacra, Lot 29, Ashlawn Drive  
Kyle & Gayle Akins, Lot 67, Malvern Drive  
Larry & Elizabeth Patterson, Lot 193, The Anvil  
Gary Mathews, Lot 204, Covered Bridge Drive

### New Lot Owners

Virginia Utz, Lot 13, Sylvan Drive  
~~Cody Lamb, Lot 180, Turkey Trot Lane~~  
Frank & Barbara Sargent, Lot 192, The Anvil  
TONY LAM LOT 180  
TURKEY TROT LA.

### Board Members

Dick Kassler 948-5419 President  
Don Buser 948-7180 1 st V-President  
Frank Sargent 948-3977 2 nd V-President  
Garth Bagley 948-3416 Secretary  
Bob Schantz 948-3518 Treasurer  
Davy Aylor 948-6710 At Large  
Nick Humphrey 948-3261 At Large

### Other Board Related

Frank Sargent 948-3977 Architectural  
Nick Humphrey 948-3261 Buildings & Grounds  
Dick Thompson 948-5371 Communicator  
Kemper Deane 948-6705 Roads  
Don Nicholson 948-4325 Roads

## Malvern Community Yard Sale

Malvern will again have a once a year yard sale at the clubhouse on October 2, 1999. If you are interested in participating, please contact Terena Hale at 948-5552.

## Lot Numbers

It is very important that each lot owner show their lot number alongside the road. This is especially important for locating a particular lot, as the lot numbers are not sequential along each road. (Note: Malvern guidelines state that no sign is to be over 2 feet square).

## Addressing for Delivery of Services

This format will get packages delivered to your home (if the driver can find your house number) and mail delivered to your Post Office box or Malvern Box properly:

**My First Name My Surname  
Lot # My Road Street  
# Malvern Drive or PO Box #  
Madison, VA 22727**

**MALVERN CLUB, INC.**  
**2000 INCOME & EXPENSE BUDGET PROPOSAL**

	1999 Budget	Actual 8-31-99	Projected 12-31-99	2000 Proposal (225-125)
<b>INCOME</b>				
Regular Assessment	51,975	50,100	51,300	51,975
Special Assessment	28,875	26,125	28,375	28,875
Regular Prior Yrs.	2,500	450	1,125	675
Special Prior Yrs.	1,250	500	875	375
Interest-Late Fees	500	874	1,025	300
Money Mkt.	1,080	937	1,300	300
Rent	1,000	661	1,000	1,000
Mowing-Packets	1,200	1,112	1,400	1,200
Other	500	500	500	500
<b>TOTAL INCOME</b>	<b>88,880</b>	<b>81,260</b>	<b>86,900</b>	<b>85,200</b>
<b>EXPENSES</b>				
Taxes/Licenses(MCI)	25	25	25	25
Insurance	3,200	3,098	3,098	3,100
Utilities-Phone	400	213	400	400
-Electric	2,000	1,101	1,750	2,000
-Fuel	2,000	799	1,200	1,500
Legal	1,200	32	400	500
Administration	1,000	1,107	1,500	1,500
Club House	1,500	373	600	600
Social	400	0	0	0
Pool	1,200	1,139	1,200	1,000
Repairs-Bldgs-Gnds	7,500	4,007	6,000	7,500
Repairs-Roads	13,000	4,411	6,000	13,000
Cap. Improvements				
-Regular Assmts	25,000	16,776	35,427	24,775
-Special Assmts	28,875	28,875	28,875	28,875
Taxes-Licenses(MMC)	225	155	225	225
Cable TV	200	134	200	200
Contingency Fund	1,155	5	5	0
<b>TOTAL EXPENSES</b>	<b>88,880</b>	<b>62,249</b>	<b>86,900</b>	<b>85,200</b>

# Proxy

(I) (We), \_\_\_\_\_ and \_\_\_\_\_  
(Enter all owners of record)

as owner(s) of Lot(s)\* \_\_\_\_\_ of Malvern Club, Inc. under the provisions of the duly recorded legal instruments governing said Club, do hereby grant my/our proxy to The Malvern Board/or \_\_\_\_\_ of Malvern Club Inc., 2 Malvern Drive, Madison, Virginia 22727, owner of Lot # \_\_\_\_\_. This Proxy is executed and carries with it the full right of the Proxy holder to cast this/these vote(s) as seen fit on such questions as may come before the members. This Proxy is executed for the **October Budget Meeting**, October 16, 1999, 10:00 AM at the Malvern Clubhouse.

Date: \_\_\_\_\_ Signature(s) \_\_\_\_\_

\*Each Lot is entitled to one vote. Please indicate all lots owned.

Malvern Club, Inc.  
2 Malvern Drive  
Madison, VA 22727

