

April 23 - 1999

# The Malvern Community Communicator

## The Spring / Election Issue



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

### A Letter From The New President

This next year (May 99 - April 00) begins a new era for Malvern. We will soon complete the last road in the community, and all lot owners will finally have access to their lots. While this is cause for celebration, its completion will add to the miles of roads we must maintain.

With this in mind, one of our goals this year is to develop a plan for surfacing and maintaining our private roads. It is clear that if we want to surface all roads in the near future, additional dues or loans or ? would be necessary. If we continue dues at their present level, a much slower pace would prevail.

At the spring election meeting the Board was asked to look into selling the stable lot. Proceeds from the sale could go towards surfacing roads. It is our plan to report our findings at the fall meeting. There are several issues to be reviewed such as, (1) can the seven acre lot be divided into 2 lots? (2) Do we leave the stable intact, as some believe it could be inappropriately used to board horses by a new owner?

As our community continues to develop and increase the number of homes, we are again running out of mailboxes. We plan to construct a new mailbox area that will have enough boxes for all lot/home owners in Malvern. A suggestion has been made to have a regulation post office drop box installed so that we can deposit mail from the car window. In addition, we will expand the parking to relieve congestion at the site.

Another goal is to review the proposed lake that has not been built and attempt to settle the question of whether it will be completed or to eliminate it from our site plans. There are many concerns such as, cost, size (government regulations), lot owners who bought with the thought of a lake one day, lot owners who have lots that cannot get septic approval if the lake is still on record, etc.

As you can see, while we celebrate our accomplishments, we will all need to work hard and co-operate to see our future challenges thru to keep Malvern the unique and wonderful community it has become.

Dick Kassler  
President, Malvern Club, Inc.

### A Note of Thanks

As I begin this term on the Malvern Board I feel I would be remiss if I did not acknowledge some of the people who made a difference last year.

First to *Mike Perryman*, our outgoing PRESIDENT, for all of his time, effort and accomplishments. The completion of our roads were very much one of his priorities. I am especially grateful to Mike for continuing on as member-in-charge of the pool.

To *Bob Schantz*, for agreeing to again serve as our Treasurer, and the many, many hours he spends for Malvern.

To *Scott Rife*, for agreeing to again serve as Secretary. His computer expertise and work on minutes and agenda keep the Board functioning.

To *Wallace Harvey* for his many hours trying to keep up with building and lot preparation.

To *Dave Loomis* for his many hours working on the *Communicator* and to *Don Buser* for his insight into our community.

And I would especially like to express my gratitude to *Kemper Deane* and *Don Nicholson* for their work with regard to our roads. Their pride in Malvern shows in the many activities and hours spent in enhancing our community.

I invite each lot owner to participate in any of the activities that keep our community going, and especially invite you to attend the monthly Board meetings held the 2nd Tuesday of each month at 7:00 P. M. in the Clubhouse.

Please contact myself or any Board member with any constructive comments towards the items I've outlined in this newsletter or any others you feel are important.

Dick Kassler  
President, Malvern Club, Inc.

# MALVERN CLUB, Inc.

## Balance Sheet & Statement of Income & Expenses

Balance Sheet - December 31, 1998

### ASSETS

#### CASH

Checking account \*(WNB) 2,950.39  
 Money Market (WNB) 40,077.77

**TOTAL CASH..... 43,028.16**

#### ACCOUNTS RECEIVABLE

Assessments 1998 & Prior 3,050.00  
 Assessment Interest 847.59  
 \*\* MMC Lots 81 & 119 27,000.00

**TOTAL RECEIVABLES..... 30,897.59**

#### PROPERTY, LAND & EQUIP.

Clubhouse area 36,000.00  
 Stable area 30,000.00  
 Roads 12,000.00  
 Entrance area 9,000.00  
 Dark Run Park 1,100.00  
 Beach Park 500.00

**TOTAL PROPERTY LAND & EQUIP 88,600.00**

Roads-Landscaping & Improvement 725,766.00  
 Bridge at Dark Run 78,029.00

**TOTAL ROADS - BRIDGE..... 803,795.00**

#### BUILDINGS

Clubhouse 200,000.00  
 Teen Center 40,000.00  
 Swimming Pool 25,000.00  
 Stables & Equip. Building 65,000.00

**TOTAL BUILDINGS & EQUIP..... 330,000.00**

**FURNITURE & FIXTURES 17,300.00**

**TOTAL ASSETS..... 1,313,620.75**

#### LIABILITIES

Prepaid 1999 Dues 8,801.00  
 Escrow Account (7 lots) 3,250.00

**TOTAL LIABILITIES..... 12,051.00**

Statement of Income & Expenses  
 January 1, 1998 - December 31, 1998

<b>INCOME</b>	<b>BUDGET</b>	<b>ACTUAL</b>
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Regular Assessments	51,975	50,400
Special Assess. Roads	28,875	27,775
Assessments Prior Years	2,500	9,376
Interest		
Late Fees	500	363
Money Market	3,500	4,896
Misc.-Mowing-Packets	1,500	1,795
Rentals	1,500	1,059
Construction Escrow	500	2,250
Prepaid 1999 Dues	0	8,801

**TOTAL INCOME..... 90,350 106,716**

#### EXPENSES

Taxes/Licenses	25	25
Insurance	3,200	3,052
Utilities		
Telephone	400	355
Electric	2,200	1,854
Fuel	2,000	1,443
Legal	1,200	874
Office & Admin.	1,800	952
Operations		
Clubhouse	1,800	311
Social	400	0
Pool	1,300	932
Maintenance		
Bldgs & Grounds	7,500	8,137
Roads	13,000	12,558
Capital Improve Roads	28,875	58,245
Taxes/Licenses (MMC)	216	334
Loan interest	1,435	1,435
Loan Repayment	10,750	13,500
Cable TV	200	213

**TOTAL EXPENSES..... 90,350 104,219**

Cash-on-Hand 12/31/97  
 Checking - Jefferson NB 14,215.35  
 Money Market - Jefferson NB 32,258.06  
 1 Year CD - Jefferson NB 30,692.47  
**TOTAL CASH 12/31/97 77,165.88**

Cash-on-Hand 12/31/98  
 Checking - Wachovia NB 2,950.39  
 Money Market - Wachovia NB 40,077.77  
**TOTAL CASH 12/31/98 43,028.16**

# A Welcome to New Members

This article is a beginning of a new feature in the *Communicator*. In the future we will keep our readers informed as to the building of new homes in Malvern and possibly provide a brief glimpse at who our new neighbors are. Already enjoying life in their new homes in Malvern are,

The Wards, Lot 208, Covered Bridge Drive  
The Jenkins, Lot 33, Chestnut Rail Lane  
Homes currently under construction include these people,

Kyle and Gayle Akins, Lot 67, Malvern Drive  
Michael Sacra, Lot 29, Ashlawn Drive  
Garrett Landis, Lot 157, Covered Bridge Drive  
New lot owners in Malvern include the following people,

The Browsers, Lot 44, Ashlawn Drive  
Deborah Hendrix, Lot 133, Powderhorn Lane  
John and Loran Lee, Lot 107, Sleigh Bell Lane  
David and June Cary, Lot 97, Malvern Drive  
Amanda Brown, Lot 215, Carriage Lane  
Lonny and Elizabeth Patterson, Lot 19, The Anvil  
The Malvern community continues to grow at a moderate rate of 3 to 4 homes per year.

The Board and the *Communicator* are pleased to have these people as new members of the community and we hope you will enjoy your life here.

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## Pool News

The community pool will open Memorial Day weekend. The lock will have a new combination numbers. Anyone needing this new combination may call Mike Perryman, 948-4385 or a Board member for the number. The following is a reprint of the rules and regulations governing the use of the pool and surrounding areas.

*The following rules and regulations are for the benefit and protection of Malvern members, their families and guests to assure the safe and sanitary operation of the pool facilities.*

1. All members and their guests utilizing the pool and surrounding areas, do so at their own risk and shall not hold Malvern Club, Inc. liable in any way for their safety, personal belongings and/or conduct during said usage of the facilities.

2. Persons using the pool facilities must comply with all existing state and county rules and Regulations pertaining to same i.e., persons with Abrasions, inflamed eyes or other infectious diseases shall be denied admission to the pool for health reasons. Infants are required to wear beneath their bathing suits both a diaper and a snug fitting rubber pant for health reasons and to prevent possible damage to the pool system.
3. The pool may close at any time due to weather, equipment failure, cleaning requirements or other such defects.
4. Children under the age of ten (10) years must at Alltimes be accompanied by an adult. It is further recommended that no one swim alone for obvious safety reasons.
5. In the event of overcrowding, etc., it may be necessary for Malvern Club, Inc. to limit the number of persons allowed in the pool for safety reasons.
6. The following items are strictly prohibited inside the fenced pool area:

### NO

Glass objects	Air mattresses or large inner tubes
Food	Radios or other electrical devices
Smoking	Wheeled vehicles

7. The following activities are strictly prohibited inside the fenced pool area:

### NO

Running	Unnecessary roughness
Clowning	Horseplay
Stunt diving	Profanity or abusive behavior

8. Picnic tables are conveniently located near the Pool for members and guests to use. Please deposit trash in containers provided in order to maintain clean and neat surroundings.
9. Failure to comply with the rules and failure to respect the rights of other members may result in denial or loss of pool privileges.
10. Please remember we need everyone's help in keeping the pool clean. Rinse your feet before entering the water and take time to help clean Leaves and other debris out of the pool.

**Thank you for your help,  
consideration and cooperation**

# Malvern Club, Incorporated Spring Election Meeting

April 24, 1999 Clubhouse

- I. Call to Order at 10:10
- II. Introduction of Candidates  
(Nominations from the floor)
- III. Vote for Board Members
- IV. Volunteer of the Year .....Frank Sargent
- V. Committee Reports
  - A. Buildings & Grounds.....Mike Perryman
    1. The pool will open up at the end of may  
Looking for volunteers to monitor the pool over the summer.
    2. Need help from homeowners to clear brush from road side on property.
    3. We will be adding more mailboxes at the front gate. The current set is full.
    4. We will be installing a security system at the Clubhouse due to numerous break-ins.
  - B. Architecture .....Wallace Harvey
    1. Averaging 3-4 homes per year.
  - C. Finance .....Bob Schantz
    1. See finance report
  - D. Roads .....Kemper Deane
    1. Pine Torch is moving along. The regulatory paperwork is taking a while and we plan on finishing before the end of the year.
- VI. Voting Results
  - A. Davy Aylor
  - B. Barry Humphrey
  - C. Scott Rife
  - D. Frank Sargent
- VII. Open Discussion
  - A. Members on the floor proposed a motion to investigate the sale of the stable as one or two lots and make a proposal to the membership at the Fall Meeting. The proposal should include plans for the Stable Building. The motion was seconded and approved.
    1. Tennis courts and recreation area planned for stable area could be done where the Clubhouse is now.
    2. There is a bridal trail on the maps of this Development.
  - B. Clubhouse reservations are being taken at 948-3462. Please leave a message and someone will check the machine and call you back.
- VIII. Next Meeting - October 16, 1999 at 10:00 AM
- IX. Adjourn at 11:30

## Road Update-Pine Torch Lane

As of May 10, 1999, Pine Torch Lane has been surveyed and staked and road construction should start by the time you read this. The contract for \$32,500 was let to the same contractor who did the work on Old Forge Way. The road will be completed in 3-4 weeks.

## Board Members and related names, etc.

Name	Phone #	Position	Term Expires
Dick Kassler	948-5419	President	April 2000
Don Buser	948-7180	1st V-President	April 2000
Frank Sargent	948-3977	2nd & Arch.	April 2001
Scott Rife	948-5932	Secretary	April 2001
Bob Schantz	948-3518	Treasurer	April 2000
Davy Aylor	948-6710	At Large	April 2001
Nick Humphrey	948-3261	At Large	April 2001

### Communicator:

Dick Thompson 948-5371

### Buildings & Grounds:

Nick Humphrey 948-3261

### Roads:

Kemper Deane 948-6705

Don Nicholson 948-4325

## A Reminder from the Treasurer

A reminder to the members who returned both parts of the yearly dues notice with the January 1st payment. The yearly Special Assessment of \$125.00 for Capital Improvements is due June 1st. A copy of the assessment notice is included on the back page for your convenience.

## A Board Request

Several members of the Board have noticed that there is a great deal of roadside brush obstructing vision for the drivers on some of our roads. Please check the sitelines on your lot frontage and remove the obvious material so driving visibility is improved and travel is safer. If there is too much brush to clear, please contact a Board member or Don Buser at 948-7180 and assistance will be provided.