

Malvern Communicator

The Winter Issue - December 1999

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

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Update on 1999-2000 goals

Roads Update - As you read this, Ashlawn Drive is being reworked in preparation for the Spring 2000 paving. Thumblatch Lane rework has been completed and is ready for paving.

Stable lot - A bid has been received on this lot and, if accepted by the Board, the property will be sold to finance our Spring 2000 road paving program.

Proposed Lake - An estimate of \$32,500 has been received for the dozer work to prepare the lake and dam. Additional information is currently being gathered from various regulatory agencies regarding approvals and additional costs.

NOTICE:

All items must be removed from the stable immediately, as the property is being sold. Any items left in the building will be considered unclaimed and will be disposed of accordingly.

Lot Numbers

Since the last newsletter, several homeowners have put their lot numbers on a sign in front of their property as requested. However, there remain several homeowners that still have not complied. 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. **Please display your lot number.**

Special Committees

The Pool Committee has had an initial meeting. Members are:

Jennifer Walters - Chairman

Mary Buser

Debra Dean

Debbie Hendricks

Tom Hendricks

Bob Schantz

Angie Wiseman

The next meeting is January, 2000

The Clubhouse Committee has had an initial meeting. It's members are:

Diane Cross - Chairperson

Stephanie Bagley

Betty Brush

Nick Humphries

Kathleen Roberts

Barbara Sargent

The next meeting is Saturday, December 11, 1999.

Malvern Club, Inc.
Fall Budget Meeting
October 16, 1999

| | | | |
|----------|--------------|---------------|---------------|
| Board | Bob Schantz | Nick Humphrey | Davy Aylor |
| Members: | Dick Kassler | Don Buser | Frank Sargent |
| | Garth Bagley | | |

Call to Order: 10:05

New Board Secretary, Garth Bagley, approved by voice vote.

Rules of order for meeting read by the secretary.

Previous Meeting Minutes approved.

New Business:

Budget for the year 2000 reviewed by treasurer, Bob Schantz.

Moved and seconded to accept budget as stated. Approved by voice vote.

Board President, Dick Kassler thanked all those who helped to build the new mail box shelter which was designed by Kemper Deane.

Some new parcel boxes still remain to be added, and the old structure will be removed when this happens.

A road paving proposal was given by Dick Kassler.

8.3 miles of private roads in Malvern; 1.5 miles currently paved with asphalt, 1.7 miles primed and sealed, and 5.0 miles gravel only. After 27 years, all lots are accessible by road. Special road assessment will always be required to maintain these roads. Our total dues of \$350 is quite low and has not been increased for a number of years. Some increase in dues may need to be made at some point in time.

Options are as follows:

- a. Leave the roads as they are now, which takes \$15,000-\$20,000 a year to maintain.
- b. Prime and seal all gravel roads which would cost \$200,000 initially and \$30,000-\$35,000 a year to maintain. This should last 2-4 years.
- c. Pave (blacktop) all roads with houses (5.8 miles) which would cost \$280,000 initially with \$2,000-\$5,000 a year to maintain. Blacktop should last 12-15 years.
- d. Pave a mile or so a year, \$60,000 worth. This would take about 7 years based on the increased cost caused by inflation. Inflation factor given by paving company.
- e. Turn all roads over to the state. This would require ALL lot owners to deed 25 feet of lot to state. This would cause some lots to fall below 3 acres and county would not allow building. All lots would require a new survey.

Board recommends paving all but 1.9 miles in the spring of 2000. Roads excluded

include: Sleigh Bell Lane, Carriage Lane, Old Forge beyond Anvil, Pine Torch, back part of Bee Gum and the club house road and parking lot.

Options to pay for paving:

1. Special Assessment
2. Increase dues
3. Member loans
4. Bank loan - Pay \$60,000 a year for 4 years, \$40,000 of this would be interest.

Some combinations of 3 and 4 could be worked out. Bank would allow early payout.

It was moved and seconded to accept the Board recommendation and a written vote taken. The results were: 95 for, 5 against and one form returned blank.

Board recommends selling the 7.88 acre stable lot and using the proceeds to help pay for the roads.

The new owner could not rent the stable space. There were some questions about future expansion, but there is ample room at the Club House property (6 acres) for this. It was moved and seconded to accept Board recommendation and a written vote taken. The results were: 97 for, 4 against.

Dick Kassler reported that a Pool committee was being formed to make recommendations to the Board on how to maintain the pool and address security issues. A Club House committee was being formed to make recommendations to the Board on how to maintain the building and for new rental rules.

Dick Kassler reported that the priorities at present are the roads and maintaining current assets, and the Board would make no recommendation for the proposed second lake at this time. He suggested that there might be other ways to proceed, including having the land owners initially fund the construction.

Meeting adjourned at 11:50

New Members

New Malvern Club Home Owners

Kyle & Gayle Akins, Lot 67, Malvern Drive
Bill & Pat Rowe, Lot 126, Covered Bridge Drive
Caroline Busick, Lot 94, Malvern Drive
Gary Matthews, Lot 204, Covered Bridge Drive
Larry & Elizabeth Patterson, Lot 193, The Anvil

Homes Under Construction

Dennis & Elsie Sweeney, Lot 47, Ashlawn Drive
Glenn & Leona Yoder, Lot 5, Sylvan Court
Ernest Lee, Lot 31, Ashlawn Drive

New Lot Owners

Stuart Dean, Lot 229, Old Forge Way
Thomas & Pam Wells, Lot 160, Covered Bridge Dr

Dustin Myers, Lot 170, Turkey Trot Lane
Damon Myers, Lot 172, Turkey Trot Lane
Berry & Margaret Cliver, Lot 222, Old Forge Way
Kiwi Construction, Lot 111, Bee Gum Way
Hugo Albert Devoto, Lot 7, Sylvan Court
John Knighting, Lot 64, Malvern Drive

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

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**

Y2K Preparedness

The best advice that we have seen is to be prepared for Y2K as if you were preparing for a predicted major winter storm. Some of the suggestions are to

1. Stay informed
2. Secure a source of clean water
3. Stockpile basic food.
4. Develop a way to stay warm
5. Secure hard copies of important documents
6. Put back some extra cash
7. Stockpile medications
8. Improve your family security

For more detailed information go to the following website: <http://www.michaelhyatt.com/editorials/checklist.htm>
