

# THE MALVERN COMMUNICATOR

This is the Spring Edition of the Malvern Communicator to provide important updates from Malvern Club Inc.

## THE YEAR IN REVIEW

The board was faced with many challenges throughout 2005, and as you well know the board saw many faces come and go. With the spring elections we had four new and energetic board members elected that brought additional talents. However, on the downside, we lost the depth of knowledge that was provided by Frank Sargent and Bill Hunt when they left the board. A further strain was put on the board mid-year when two additional members stepped off the board to include Don Buser, a long time board member and Chair of the Architecture Committee, and Jimmy Dyer, a newly appointed member and Chair of the Road Committee. This strain unfortunately ebbed out to the members as many of you may have seen less than responsive replies to your requests. This was indeed an unfortunate outcome. By the Fall of 2005, two new replacements were found for the board; former board member, Bill Hunt, volunteered and was appointed as Vice President and Road Committee Chair, and Paul Hankla was appointed to the Board as the new Architectural Committee Chair.

### Highlights

The community continues to thrive. Several highlights during 2005 include;

- An additional 15 homes were added and are at some stage of development.
- Approval by the members and implementation of county law enforcement to curtail speeders in our neighborhood making the roads safer for members to walk, ride bikes, and enjoy the neighborhood.
- Successful completion and approval of the Dam project ensuring that the members will continue to have Lake Madison as a community resource.
- Enhancement in the Architectural review process to ensure compliance with covenants and bylaws thereby preserving the overall beauty and quality of our community.

### New Resource Committee

The board is pleased to announce the formation of a new Resource Committee that is comprised of some of the most knowledgeable and experienced Malvern members both from a keen perspective on community interests and knowledge of the rules and regulations as set forth in our covenants. The members of this committee currently include Frank Sargent, Don Nicholson, Kemper Deane, Diane Cross and Bob Schantz. The board plans to utilize these talented members to provide insight, guidance, and perspective on specific board tasks.

## POOL KEY INFORMATION

A new lock will be installed at the pool for 2006. The new pool keys are being made and will be issued at the 29 April 2006, Spring Member's meeting. If you have to miss the Spring meeting, keys will be available at the regular Malvern Board meetings held on the second Thursday of the month at the Clubhouse at 7:00pm. All Malvern Club Members in good standing are entitled to a pool key at the cost of \$10 (\$25 for a replacement if lost).

## CALLING ALL VOLUNTEERS

Karen Pilkerton will be organizing and maintaining a volunteer list. As projects are identified the information will be posted on the bulletin board at the mail boxes. If you would like to participate please contact Karen (540-948-3220). One of the upcoming projects this spring will be to paint the fence at the main entrance after it is power washed.

## CLUBHOUSE -- IMPROVEMENTS

While you have watched the clubhouse undergo exterior upgrades in 2004, the board has been working on interior upgrades throughout 2005 and into 2006. The dining room received a new coat of paint, a new mural was installed by Frank and Barbara Sargent and Bob and Claire Anderson, along with a new credenza and mirror. In addition, the room off the back of the family room has been upgraded with a coat of paint, new bedroom furniture, and made into a bedroom. This replaces the old bedroom off of the kitchen which will be closed off from the clubhouse and made into a meeting room that may be used by members free of charge. As a result of all these changes, the clubhouse rules and prices have also been upgraded and will be finalized and implemented by 1 May 2006. Continue to make all your reservations through Leona Yoder.

## ARCHITECTURE COMMITTEE--UPDATES

Our Malvern community has a total of 234 lots of which only 40 of those are vacant. As a reminder, prior to any additions, new construction, or modifications to include fences or sheds, all forms must be submitted and approved by the Architecture committee (AC). The guidelines and forms are provided in the members packets and are stated in the bylaws. Most recent copies can be found on the Malvern website at [www.malvernofmadison.org](http://www.malvernofmadison.org) . If you have any questions, please contact the Architectural committee Chair, Paul Hankla, for clarification.

## LAKE UPDATES

With the successful completion of the Dam repairs behind us, the Board is now turning their attention to the other end of the lake. There is concern that the inlet end of the lake is starting to fill in at a pace that will soon result in an overall reduction in the size of the lake. This is a valuable asset to our community and as such the Board has formed a new Lake Sludge Removal Committee to review alternatives for removing the sludge and restoring and preserving the lake

for your enjoyment. If you would like to assist with this committee please contact the committee members Bill Hunt or Linda Brown.

## 2005 BUDGET

The 2005 Budget actual expenses and income as compared to planned expenses and income is included in this communicator to allow for your review prior to the Spring Members meeting. The Treasurer will discuss this budget in more detail during the meeting. The following information reflects the current loan balances outstanding; Road Loan \$82,213, and Dam Loan \$84,113.

## CANDIDATES RUNNING FOR THE BOARD – SPRING 2006

Four board positions will be up for vote during the Spring 2006 Membership meeting. The following individuals have announced their interest in running for the board. All of these individuals have served previously on the board. A short summary follows for each of the nominees. If other members have an interest please contact a board member so that you name can be added to the Ballot.

- Bob Anderson – 2 year term  
I have lived in Malvern for 5 years and have been your treasurer for the last 4 years. I enjoy Malvern and plan to contribute my expertise for the next two years. During my tenure, no property owner has had to go to court for not paying their due bills. I believe this is a significant accomplishment.
- Linda Brown – 2 year term  
I enjoy living and playing in Malvern and have lived here for 5 years. I have worked as a volunteer for the pool committee and for the last 18 months have served as your Secretary on the Malvern Board. I look forward to the possibility of another 2 years on the board and will continue to help influence projects of value to the members. While I can normally be found playing with my daughter and dogs or out riding horses, I continue to stay busy with my full time job as a Biomedical Engineer for the Department of Defense and I recently became a volunteer leader for the Madison Centaurs 4-H Horse Club.
- Paul Hankla – 1 year term as replacement for Jimmy Dyer's position  
I have lived in Malvern since early 2001 and enjoy the natural beauty and wildlife that can be found here. I work as a tooling designer and have also taken college level architectural drafting and building construction courses.
- Bill Hunt – 2 year term  
I have lived in and enjoyed the Malvern community for 14 years. I am retired and work part-time for a real estate title company. I previously served two terms on the Malvern board as Chairman of the Building and Grounds Committee. During the past few months I have served as Chairman of the roads committee. I also worked on the dam repair committee. I look forward to seeing Malvern improve as a community and assisting with the developing new ideas for amenities in our community.

## THE CURRENT MALVERN BOARD

Those names with an \* were appointed by the Board to fill vacated positions:

Bill Rowe, President	540-948-7092	Paul Hankla*	540-948-7074
Bill Hunt*, Vice President	540-948-3558	Jay Miller	540-948-5104
Bob Anderson, Treasurer	540-948-4545	Jerry Monnat	703-217-9031
Linda Brown, Secretary	540-948-6385		

Malvern Web location: <http://www.malvernofmadison.org>

*Remember—It's your Home Owner's Association. Please attend the Spring Meeting and vote for your new Board members.*

### **Join us for the Spring Member's Meeting**

**Date: 29 April 2006**

**Time: 10:00am**

**Location: Madison Presbyterian Church on Fishback Road (Rt. 722).**

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# Proxy

(I)(We), \_\_\_\_\_ and \_\_\_\_\_ as owner(s) of Lot(s)\*\*# \_\_\_\_\_ Malvern Club, Inc. under the provisions of the duly recorded legal instruments governing said Club, do hereby grant my/our Proxy to \_\_\_\_\_ of Malvern Club Inc., 905 Malvern Drive, Madison, VA 22727, owner of Lot # \_\_\_\_\_. This proxy is executed and carries with it the full right of the members. This Proxy is executed for the Spring 2006 Membership Meeting, to be held on April 29, 2006, 10:00 AM, at the Madison Presbyterian Church (directions included).

Date \_\_\_\_\_ Signature (Owner): \_\_\_\_\_

Signature (Owner): \_\_\_\_\_

\*\* Each lot is entitled to one vote. Please indicate all lots owner. Fold in half, with proxy facing inward and return.

**MALVERN CLUB, INC.**  
**YEAR END 2005**

	Y/E 2005	2005 BUDGET	(+/-)
Regular Dues	\$ 70,200.00	\$ 70,200.00	\$ -
Special Assessment	\$ 29,250.00	\$ 29,250.00	\$ -
Road Impact Fee	\$ 9,000.00	\$ 8,000.00	\$ 1,000.00
Late Fees	\$ 870.00	\$ 1,000.00	\$ (130.00)
Money Market Interest	\$ 1,005.00	\$ 600.00	\$ 405.00
Rentals	\$ 3,959.00	\$ 1,600.00	\$ 2,359.00
Mowing & Miscellaneous	\$ 1,405.00	\$ 1,400.00	\$ 5.00
Pool Income	\$ 1,565.00	\$ 1,350.00	\$ 215.00
Boat Fee	\$ 275.00	\$ -	\$ 275.00
<b>TOTAL INCOME</b>	<b>\$117,529.00</b>	<b>\$113,400.00</b>	<b>\$ 4,129.00</b>
 <b><u>EXPENSES</u></b>			
Licenses	\$ 25.00	\$ 25.00	\$ -
Insurance	\$ 2,906.00	\$ 2,900.00	\$ 6.00
Telephone	\$ 458.00	\$ 525.00	\$ (67.00)
Electric	\$ 2,164.00	\$ 2,500.00	\$ (336.00)
Fuel	\$ 2,728.00	\$ 2,000.00	\$ 728.00
Legal	\$ 91.00	\$ 1,000.00	\$ (909.00)
Administration	\$ 1,608.00	\$ 1,500.00	\$ 108.00
Operations-clubhouse	\$ 1,295.00	\$ 1,000.00	\$ 295.00
Operations-Pool	\$ 3,415.00	\$ 2,000.00	\$ 1,415.00
Maintenance-Bldg, Grounds	\$174,128.00	\$ 6,000.00	\$168,128.00
Maintenance-Roads	\$ 10,762.00	\$ 5,000.00	\$ 5,762.00
Capital Improvements	\$ 1,000.00	\$ 20,400.00	\$ (19,400.00)
Loan Repayment	\$ 73,776.00	\$ 50,000.00	\$ 23,776.00
Mowing & Misc.	\$ 1,752.00	\$ 1,000.00	\$ 752.00
<b>TOTAL EXPENSES</b>	<b>\$276,107.00</b>	<b>\$ 95,850.00</b>	<b>\$180,257.00</b>
 <b>CASH ON HAND</b>			
<b>CHECKING</b>	\$ 4,720.00	<b>TOTAL CASH</b>	\$66,020.00
<b>MONEY MARKET</b>	\$61,300.00		