

THE MALVERN COMMUNICATOR

ARCHITECTURE COMMITTEE:

Be sure to visit our neighborhood web site: <http://www.malvernofmadison.org> it has a lot of useful information. Construction and structural/environmental modification applications can be found on the web site, or for direct access you can type in the following web address:

<http://malvernofmadison.org/DocForm/MalvernBuilding.pdf>

- Applications must be received by the first Thursday of the month to be considered for that particular month. Unless otherwise noted, the Architectural Committee meets on the Tuesday of the same week as the monthly board meeting. Meetings are held at the clubhouse at 7:00 pm. and are open to the public.
- All applications recommended by the Architectural Committee will be submitted to the Malvern Board for approval at the monthly board meetings, held on the second Thursday of the each month.
- Applications need to be mailed to Malvern Club, Attention Architectural Committee, 905 Malvern Drive, Madison, VA 22727.

BUILDING AND GROUNDS:

- The Department of Forestry recently conducted a fire hazard/safety evaluation on Malvern. The primary purpose of the evaluation was to determine the level of risk to our homes and residents in the event of forest fire or natural disaster. The evaluation included, but was not limited to, the following: water access for fire fighting, lot cleanliness (brush and leaves), location of homes (proximity to woods and brush), and road design and access (for fire fighting vehicles and evacuation of residents). Each of these areas are scored individually and added together for an overall rating of Low to Extreme Risk. I am pleased to announce that Malvern received a "Low Risk" rating. However, it was recommended that we develop an evacuation plan. This recommendation was presented to Malvern Board in September for action. Residents interested in getting more information on wildfire and home fire prevention can access the Virginia Department of Forestry website at www.dof.virginia.gov/fire/index.shtml.

- **Mowing and Trees on the Road:** As our subdivision matures so does our trees and shrubs. We are reaching a point in which this growth is starting to impact the safety and maintenance of our roadway. As lot owners we are responsible for vegetation growth on our property, including road frontage. Please ensure that you mow a minimum of 36" from the edge of the road. In addition, trees and shrubs should be trimmed to minimum of 6' from the edge of the road. The primary purpose of having the 6' clearance is to provide space for snow removal and improved visibility.
- **Water Run-off into the Lake:** A number of residents have expressed concerns regarding the amount of weed growth in the lake this summer. Others have expressed equal concerns about the lake filling in with silt and debris from neighboring lots. It is anticipated that some of the weed growth is being triggered by the run-off of nitrogen and phosphorus resulting from yard fertilization. To help minimize this condition, please ensure that you select fertilizers containing low phosphorus. In addition, please ensure areas of erosion are addressed as soon as possible. The Board, with the help of Gary Pilkerton, is currently planning to add more grass carp to mitigate weed growth.
- **Contact Information:** We need your assistance with identifying items requiring repair and/or attention of the Malvern Board. Please feel free to contact Jeff Woodward @ 540-948-6170 with such items.

VOLUNTEER UPDATE:

In the last two years the volunteer roster has grown substantially. I am extremely proud of those who are willing to donate their time and efforts to the betterment of our community. Each time we use a volunteer we save on expenses and help keep our costs down. We all benefit from lower annual dues.

I have created a new category to tap into the knowledge of our neighbors. If you cannot give your time for hands on work please consider sharing your advice with us. We need expertise in all areas including but not limited to: electrical, plumbing, woodworking, tile and cement, landscaping, finances, roads, and legal. Any field in which you have a working knowledge could be helpful. Please consider signing the Volunteer Roster at the next meeting or call me at 948-3230.

Thank you.

Karen Pilkerton
Volunteer Coordinator

FROM THE PRESIDENT:

This has been a busy year for the new board. We are currently working on several projects which include the following:

- Developing a five year plan to better manage our yearly budget and outlay of expenses;
- Addressing our road signs as a preparatory step to reining in speeding and ignoring stop signs, both activities being illegal and dangerous;
- Planning critical upgrades to the clubhouse and pool to include well, HVAC, and infrastructure repair;
- Maintaining roads, culverts and roadsides (encroaching growth, i.e. shrubs, trees, etc); and

- Interfacing with Soil and Conservation authorities on Lake and Dam inspections and management.

In addition, we are trying to establish close communications with COMCAST on their fiber optic upgrade to Malvern. We hope to have COMCAST representation at the annual budget meeting, to be held on October 20nd. Feel free to provide recommendations to board members on any issues listed above.

Upcoming Events:

Culpeper Soil and Water Commission will hold a Rain Barrel Workshop directly following the budget meeting on October 20nd.

Rain barrels will be sold for \$35.00 each and the workshop will show owners how to attach barrels.

Lunch will be provided by the Commission.

Please call Roberta Jalbert (948-6441) to hold a space in the workshop.

Malvern on the Web

High-speed Internet Service or “Broadband,” has been a hot topic in recent months. To summarize the latest information we have added a “Broadband” page on the Malvern web site (see menu at the bottom of any web site page). Please visit it to find information about what services are currently available, email comments, and a link to a grassroots “Madison Broadband Initiative” web site.

<http://www.malvernofmadison.org>

Malvern must have a quorum of 50 lot owners in order to hold our October and April meetings.

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 fall 2007 Membership Meeting, to be held on October 20, 2007, 10:00 AM,
 At the Madison Presbyterian Church.

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.

Preliminary 2008 Budget

| | 2006 | 2007 | YTD * | 2008 | |
|--------------------------------|-----------|-----------|-----------|------------------|-----------------------------------|
| 1 Regular Assessment | \$70,200 | \$70,200 | \$69,915 | \$70,200 | 234 lots at \$300 per lot |
| 2 Special Assessment | \$29,250 | \$29,250 | \$23,625 | \$29,250 | 234 lots at \$125 per lot |
| 3 Boat Fee | \$325 | \$325 | \$125 | \$100 | 4 lots at \$25 per lot |
| 4 Rentals | \$1,800 | \$2,455 | \$1,640 | \$2,000 | |
| 5 Late Fees | \$1,000 | \$750 | \$298 | \$250 | |
| 6 Road Impact Fee | \$9,000 | \$3,000 | \$2,000 | | 0 lots at \$1,000 per lot |
| 7 Money Market Interest | \$750 | \$950 | \$496 | \$900 | requires moving current MM |
| 8 Mowing & Misc | \$1,400 | \$2,800 | \$973 | \$1,000 | Bush hogging and packets |
| 9 Pool Income | \$1,550 | \$1,550 | \$2,600 | \$2,500 | 125 keys at \$20 per key |
| 10 | | | | | |
| 11 Total Income | \$115,275 | \$111,280 | \$101,671 | \$106,200 | |
| 12 | | | | | |
| 13 | | | | | |
| 14 Administration | \$1,500 | \$1,625 | \$901 | \$1,500 | |
| 15 Capital Improvements | \$2,000 | \$2,000 | \$610 | \$7,250 | Well, clubhouse improvements |
| 16 Insurance | \$2,900 | \$2,650 | \$2,694 | \$3,000 | |
| 17 Taxes/Licenses (MCI) | \$25 | \$25 | \$25 | \$25 | |
| 18 Dam & Roads | \$30,000 | \$55,780 | \$59,398 | \$37,100 | Required minimum payment |
| 19 Road Loan (original) | \$23,800 | \$23,800 | \$23,776 | \$23,775 | Required minimum payment |
| 20 Maintenance - Bldg, Grounds | \$7,000 | \$7,000 | \$7,718 | \$9,500 | Mowing, mulch, lights, docks |
| 21 Maintenance - Roads | \$37,225 | \$4,500 | \$7,033 | \$10,000 | Snow, patching, drainage, signs |
| 22 Mowing & Misc. | \$1,300 | \$800 | \$598 | \$1,000 | Bush hogging |
| 23 Operations - Clubhouse | \$1,000 | \$4,000 | \$1,434 | \$2,000 | |
| 24 Operations - Pool | \$2,000 | \$2,000 | \$3,034 | \$4,000 | Keys, chemicals, operations |
| 25 Electric | \$2,500 | \$2,500 | \$1,720 | \$3,400 | Average daily cost of \$9.25 |
| 26 Fuel | \$2,500 | \$3,500 | \$2,243 | \$2,750 | 1000 gallons at \$2.75 per gallon |
| 27 Telephone | \$525 | \$600 | \$226 | \$400 | |
| 28 Legal | \$1,000 | \$500 | \$0 | \$500 | |
| 29 | | | | | |
| 30 Total Expenses | \$115,275 | \$111,280 | \$111,408 | \$106,200 | |

* YTD is through September 7, 2007

Ed Johnson
Treasurer, Malvern Club, Inc.