



October 5, 2023

Club News

- [Click here](#) to open the full text of the draft minutes for the September 14, 2023, Board of Director's Meeting. The next Board meeting will be on October 12, 2023, at the Clubhouse Complex in the Activity Center.
- Minutes of most Board and Membership meetings can be found on [Malvern's website](#).

Board Meeting Decisions/Actions/Highlights

- The minutes of the August 10, 2023, [Board meeting](#) were approved.
- An Architectural application for a shed was approved for Lot 93, 82 Covered Bridge Drive.

2023 Regular Membership Meeting

This year's Fall meeting will be held at the Clubhouse on Saturday, October 21st. Sign-in for members will be from 9:00 - 9:45 a.m. The meeting will start at 10:00. Members will be asked to approve the [minutes](#) of the 2023 Annual Membership Meeting held on April 29, 2023.

The Fall meeting agenda includes the following items:

- 2024 Operations Budget discussion and approval
- Clubhouse front patio renovation plan
- 2024 Paving Plan
- Social Events Committee plans for the remainder of the year

If you cannot attend the meeting, please give your [Proxy](#) to a member who will be attending. You may also assign your proxy to a Board member and drop it in the dropbox at the Clubhouse. The dropbox is the black mail slot on the Activity Center Door labeled Malvern Board.

Fall Communicator

You may look over the 2024 Operations Budget, the Five Year Plan, and other items of interest in the Fall Communicator, which will be mailed to all members this week. You may also see the Communicator online and in color by clicking [here](#).

2024 Budget Preparation

The Board finalized the Draft 2024 Operations Budget to be presented to the members at the October 21st Fall meeting. The Reserve Study Committee updated the Reserve Study with projected spending for maintenance of Capital Components (e.g., roads, Clubhouse, pool, Mail Shed) through FY2052. The Five Year Plan for years 2024-2028 was then prepared using those

data. The 2024 Operations Budget was then prepared using income and expense projections for next year.

Clubhouse Front Patio Renovation Project

The Board has received three bids for replacing the bluestone patio and retaining walls in front of the Clubhouse. The plan is to install a stamped concrete surface extending from the driveway up to the house and down the portico behind the Annex; a sidewalk leading from the driveway to the Pool Restroom and continuing up to the portico for wheelchair access; and a new ramp up to the Clubhouse front door. One bid failed the cost reasonableness test. The other two bids were acceptable, but one was considerably higher than the other. The Board selected the contractor with the lower of the two acceptable bids. This is Cornerstone Foundations Construction LLC, the contractor that did the pool renovations last spring. Members will be asked to review the proposed renovation design at the Fall meeting. This project will be executed this year.

Clubhouse Closed

The Clubhouse will be closed from October 23rd through November 8th to accommodate the front patio construction.

Lake Unsafe for Swimming

The Board had the lake water tested by the Culpeper office of Environmental Systems Services (ESS). The water tested 123.4 for the E.coli bacterium. A score of 126 or higher is considered not safe for swimming. The geese have contributed to the E.coli, which results from fecal matter and other factors. Another factor is the summer drought we had. The Board is looking ways to reduce the bacterium. In the meantime, and for the foreseeable future, members are advised to avoid going in the lake. Boating and fishing are fine. E.coli does not affect the fish. Members have told us that the fish are small this year. This is because of the acidity of the lake water. The Board is also looking at ways to balance the pH of the water. In the meantime, members are asked to catch and release so we don't deplete the fish population. The Board is also looking to restock the lake.

Second Annual Chili Cookoff

After last October's successful Chili Cookoff, when we had 10 great chili entrants feeding about 50 people, this year's event is scheduled for Sunday, November 12th, from 3-5 p.m. This event is open to all Malvern members, their families, and guests. Interested cooks may contact Diana Wright for details, or just bring your crockpot to set up ahead of time. If you'd like to help with setup or cleanup, contact Diana: 407.948.2043.

Christmas Holiday Party

Save the date! The annual Christmas Holiday Party will be held on Saturday, December 9th, from 3-7 p.m. It's a potluck supper, so bring a tasty dish to share and beverages for your party.

James Tamelcoff will again provide the entertainment. He was very popular at last year's party. To volunteer to help, call Diana: 407.948.2043.

Clubhouse Reservations

There are still a few good weekend dates open for the Clubhouse this year. To check the Calendar for your date's availability, [click here](#). To book your date, call Fred Bourque: 703.405.9621.

Groups & Contacts

There are a number of social events and groups in Malvern. Many events are held at the Malvern Clubhouse or Activity Center, while the Ladies and Men's Lunch Groups venture out to different local restaurants each month. The best place to see upcoming events is the [Malvern calendar](#).

- Activity Center Reservations: Fred Bourque, 703.405.9621
- Adopt-a-Highway (inactive): Steve Langone, 571.419.0575
- Book Club: Nancy Johnson, 540.948.7019
- Clubhouse Reservations: Fred Bourque, 703.405.9621
- Ladies Exercise Group: Diana Wright, 407.948.2043
- Ladies Coffee Social: Diana Wright, 407.948.2043
- Ladies Lunch Group: Pat Rowe, 540.407.0231
- Men's Lunch Group: Fred Bourque, 703.405.9621
- Pokeno Night: Melody Langone, 703.843.6567
- Yard Sale: Ellie Tarbous, 540.717.5711

Next Board Meeting



HOA meetings are held in the Activity Center at the Clubhouse Complex. All members are encouraged to attend. The next Board meeting is Thursday, October 12th, at 7:00 p.m.

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The Malvern News is created and published with input from the Board and its committees. If you have any questions about the Malvern News or any of the community activities, please visit our [Contacts Page](#) for information on contacting the Board or a Board or Committee member.