

The Malvern Community Communicator

Spring Election Issue

AN OFFICIAL PUBLICATION OF THE MALVERN CLUB INC., BOARD OF DIRECTORS MARCH 1997

Spring Really Is Coming

With Spring coming as fast as it seems to be, that means that one of the two most important meetings of the Malvern Club Inc. will be held shortly.

The Spring Election Meeting will be held Saturday, April 26, 1997 at 10:00 A.M. at the Clubhouse.

At the November 1996 meeting the Board voted to accept a proposal to increase the number of Board members from 5 to 7. Based on a suggestion from one of the residents and Board discussion, we believe that a Board of 7 will provide better, more consistent service to the residents of Malvern. Our ability to fill the 7 positions will be the primary challenge we face. The Nominating Committee has contacted interested residents to fill these positions. *Please consider serving on the Board for at least one term every 5-10 years.*

In order to implement this new Board, Lee Graham has proposed and the Board has approved the following rotation scheme.

| Current term started | Next term starts | Following term starts | Currently in position |
|----------------------|------------------|-----------------------|-----------------------|
| 1995 | 1997 | 1999 | Tom Pulaski |
| 1995 | 1997 | 1999 | Mike Perryman |
| 1996 | 1998 | 2000 | Bob Schantz |
| 1996 | 1998 | 2000 | Dick Thompson |
| 1996 | 1997 | 1999 | Scott Rife |
| | 1997 | 1999 | New Position |
| | 1997 | 1998 | New Position |

The Current Board.....

Officers of Malvern Club Inc. - 1996/1997

President: Mike Perryman 948-4385
 1st Vice President: Dick Thompson 948-5371
 2nd Vice President: Bob Schantz 948-3518
 Treasurer: Tom Pulaski 948-3906
 Secretary: Scott Rife 948-5932

Committee Chairpersons or Board Representative

Architectural Comm.: Bob Schantz 948-3518
 Bldg. & Grnds. Comm.: Mike Perryman 948-4385
 Clubhouse Ops. Comm.: Bob Schantz 948-3518
 Clubhouse Reservations: Sheree Kilpatrick 948-3005
 Environmental Comm.: Diane Cross 948-2234
 Entertainment Comm.: Debbie Pulaski 948-3906
 Finance Comm.: Tom Pulaski 948-3906
 Public Relations Comm.: Dick Thompson 948-5371
 Roads Comm.: Kemper Deane 948-6705

**In 1997, we vote for 5 members:
 4 for 2 years and 1 for 1 year.**

In 1998, we vote for 3 members for 2 years.

In 1999, we vote for 4 members for 2 years.

In 2000, we vote for 3 members for 2 years.

Etc.... □

1997 Candidates for Election to the Malvern Club Board of Directors

Candidate for Board Member: Christine Gooding

Hello Malvern members! I was asked to write a little about myself because I'm running for a seat on the Board of Directors. I'm Mrs. Christine Gooding and I live with my husband Troy, and two sons William and Michael at Lot 37 on Thumblatch Lane.

I am originally from Peabody, Massachusetts. I worked as an Associate Field Engineer for the Boston Federal Reserve Bank, where I met my husband and subsequently moved to Madison. I have resided in Malvern going on eight years now.

I would like to see Malvern remain a scenic and safe community for all our families to live in. The Malvern community is unique and we should strive to preserve our basic tenets, so that Malvern will continue to be a wonderful place for everyone who resides here and for those who would like to reside here in the future. □

Candidate for Board Member: Don Buser

My wife, Mary and I have raised seven children. We reside at 189 Liberty Lane. About a year ago we purchased lot 188. I served on the Malvern Board in 1991 and 1992. I was able to give advice on bringing the roads up to proper specifications and to help with various other planning and maintenance projects.

I have been Chairman of the Board of Seton High High School in Manassas since 1981. This school started with twenty one students and now has an enrollment of nearly four hundred. I was involved with construction and financial planning during these growing years.

I commute to the Northern Virginia area, working as a superintendent for a mid-sized construction company. We specialize in commercial buildings, schools and government projects.

As a Board member for Malvern my top priority would be to complete the 8.3 miles of roads. I think we owe this to those members who still do not have access to their lots. Another priority of mine is to respect the property and privacy of others. At the same time, I will urge all residents to be aware that the appearance of their property affects all of us. If elected I will do everything to promote Malvern's country image with secluded landscapes and friendly neighbors. □

Candidate for Reelection as a Board Member: Mike Perryman

I have served on the Malvern Board of Directors for the past two years. This year I served as the President of the Board. I have lived in Malvern for seven years with my wife Bonnie and our son Aaron Michael. We attend the Madison Church of the Brethren where I am currently serving as the Treasurer. I work at the Rochester Corporation in Culpeper as a tool and die maker. If I am reelected to the Board, I plan to continue working to improve the community and try to bring more meaning to the word "Club" for the Malvern Club members. □

Candidate for Board Member: W. Wallace Harvey

A native of North Carolina, I was in the Coast Guard for 10 years. My last duty station brought me to Virginia. After completing my education at Old Dominion University, in Marketing Management, I worked in retail management. Currently, I am employed as an outside salesman traveling Virginia. My wife, Diane, and I moved to Malvern about 3 years ago, with our dog Kayla. I have participated in the work days around Malvern as often as possible.

Maintenance of home values in Malvern is very important to me. The current Board has started projects to renovate the Clubhouse, stable area and improve our roads. These projects need lots of work. I want to be a part of the solutions for these projects. I look forward to working closely with the residents to make Malvern a wonderful place to live and play. □

Candidate for Reelection as a Board Member: Scott M. Rife

Amy and I settled in Malvern in 1994 and plan on building our family by adopting children to join our menagerie of pets. I provide Technology Consulting (Unix, PC's, networking and telecommunications) to the Piedmont area and Amy volunteers her time with The Madison Humane Society.

In 1996, I was elected to a one year term on the Malvern Board where I now serve as the Secretary. Amy and I are Board members of the Culpeper Free Methodist Church where we have found a loving community of friends in Christ. I work on the Board of the Windmore Foundation for the Arts in Culpeper and serve on the Finance committee where I work on bringing the Arts to the Piedmont Area. Last Year, Amy and I joined the Madison Habitat for Humanity which built its first house in 1996.

I believe that family and community are the fibers that knit our country together and that all of us in the Malvern community must work together to maintain our property values and our family values. □

MALVERN CLUB, INC.
Statement of Income and Expenses
 January 1, 1996 - December 31, 1996

| | Budget | Actual |
|------------------------------------|---------------|---------------|
| INCOME | | |
| Regular Assessments | 51,975 | 45,624 |
| Special Assessments-Roads | 28,875 | 21,275 |
| Assessments-Prior years | 1,500 | 2,315 |
| Interest-Late fees | 150 | 151 |
| -Money Market | 850 | 2,007 |
| *** Misc.-Mowing/Disc. packets | 1,100 | 3,240 |
| Insurance Reimbursements | 0 | 9,665 |
| Rentals | 1,500 | 1,355 |
| Const. Escrow | 0 | 3,500 |
| Total Income | 84,950 | 89,132 |
| EXPENSES | | |
| Taxes/Licenses (MCI) | 1,900 | 25 |
| Insurance | 3,127 | 3,156 |
| Utilities | | |
| -Telephone | 500 | 429 |
| -Electric | 2,500 | 1,911 |
| -Fuel | 1,200 | 808 |
| Legal | 1,200 | 0 |
| Office & Administration | 1,200 | 1,046 |
| Operations | | |
| -Clubhouse | 1,800 | 4,711 |
| -Clubhouse damage claims | 0 | 9,172 |
| -Social | 400 | 158 |
| -Pool | 1300 | 2,701 |
| Repairs & Maintenance | | |
| -Buildings & Grounds | 7,500 | 3,695 |
| -Roads | 13,000 | 12,502 |
| Capital Improvements | | |
| -Roads - Regular Assessment | 0 | 0 |
| -Repayment on Loan | 13,750 | 13,750 |
| Roads- Special Assessment | 28,625 | 4,954 |
| Taxes/Licenses (MMC) <i>2 lots</i> | 150 | 139 |
| Contingency Fund | 3,434 | 1,810 |
| Cable TV | 264 | 230 |
| Interest on Loan | 3,850 | 3,850 |
| Total Expense | 85,950 | 65,047 |

| Cash on Hand - 12/31/95 | | Closing Cash | |
|-------------------------|------------------|--------------------|------------------|
| | | Balance - 12/31/96 | |
| Checking | 3,807.61 | Checking | 10,095.02 |
| Money Market | 29,344.36 | Money Market | 46,171.69 |
| MMC | 20,842.25 | MMC | 21,518.04 |
| Petty Cash | 0.00 | Petty Cash | 0.00 |
| Total Cash | 53,994.22 | Total Cash | 77,784.75 |

Note: In the unaudited statement above, all figures are rounded to the nearest dollar.

MALVERN CLUB, INC.
Balance Sheet - December 31, 1996

| | |
|--|---------------------|
| ASSETS: | |
| Cash | |
| Checking Account (JNB)* | 10,095.02 |
| Money Market (JNB) | 46,171.69 |
| MMC Money Market (JNB) | 21,518.04 |
| | <u>77,784.75</u> |
| Accounts Receivable: | |
| Assessments - 1995 & prior | 11,065.00 |
| Assessment Interest | 996.00 |
| **MMC | 27,000.00 |
| | <u>39,061.00</u> |
| Loan Repayment Escrow | 29,288.12 |
| | <u>29,288.12</u> |
| Prop. Impr., 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 |
| | <u>88,600.00</u> |
| Roads, Landscaping & Improvements | 587,405.00 |
| Bridge at Dark Run | 78,029.00 |
| | <u>665,434.00</u> |
| Buildings | |
| Clubhouse | 200,000.00 |
| Teen Center | 40,000.00 |
| Swimming Pool | 25,000.00 |
| Stables & Equip. Building | 65,000.00 |
| | <u>330,000.00</u> |
| Furniture, Fixtures & Equip. | 17,300.00 |
| | <u>17,300.00</u> |
| | 1,247,467.80 |
| LIABILITIES: | |
| Loans from members for road construction | |
| | 55,000.00 |
| | <u>55,000.00</u> |
| Equity | 1,192,467.80 |
| | <u>1,247,467.80</u> |

* JNB - Jefferson National Bank

** Reflects total value of Lots 119 & 81

*** Includes: Mowing, Disclosure packets, and Reimbursements

Architectural Committee Report

In subdivisions where where few or no rules concerning construction, size or location are in force, a hodge podge of low cost homes are erected and occupy the building lots. The end result is a very definite reduction in value of the quality homes in the neighborhood.

It appears at times that Malvern residents feel the Architectural Committee are being unreasonable and picky concerning their building plans. We are very concerned in abiding with the rules as set down by the members in the Deed of Dedication agreement. We will do our very best to consider your requests as the irregularities of the lots govern what and where construction can be allowed.

The basic standard rules for building a home in Malvern are as follows: lot setbacks - one hundred feet (100 ft.) from the road, sixty feet (60 ft.) from the side property lines. Minimum home sizes are, fifteen hundred square feet (1,500 sq. ft.) for a single story dwelling; eighteen hundred square feet (1,800 sq. ft.) for a story and one half dwelling; and twenty four hundred square feet (2,400 sq. ft.) for a two story dwelling. Before cutting any trees (except standing or downed dead wood) check with the Committee if approval is needed. Any variation of these rules must be approved by the Board of Directors.

With the rapid expansion of Malvern, lets protect the value of our homes by not allowing growth that is not up to our standards.

Architectural Committee members are as follows,
Chairman, Bob Schantz..... 948-3518
David Kalish..... 948-3132
Norman Kloker..... 948-3819
Raymond Mowchan..... 948-5047
Donald Nicholson..... 948-4325

Bob Schantz

Summary of Basic Specifications for Homes in Malvern

House size minimum sq. ft.:

Single story (1)..... 1,200 sq. ft.
Story and one-half (1 1/2)..... 1,800 sq. ft.
Two story (2)..... 2,400 sq. ft.

Lot setbacks:

100 ft. from front 60 ft. from either side

A Note from Mike

When the winter weather finally gives way to spring in April, we can look forward to our roads being in better shape. S.L. Williamson has scheduled work to begin on repair of our roads at that time. If you have been considering getting your driveway paved, please contact me or Kemper Deane to schedule with Williamson.

I'm also planning to finish staining the exterior of the stable. When I plan this work day, I hope to have enough volunteers to also continue painting the Clubhouse and pool area.

As spring approaches, Malvern will need to hire someone to mow the grass at the Clubhouse and other common areas.

Finally, at the spring meeting we will be electing new officers for the expanded Board of Directors.

Please make an extra effort to participate in this meeting either by your attendance, sending your proxy to someone who will attend, or send it to the Board of Directors.

Letters of Proxy, advice on planning the work day and bids for grass cutting may be sent to me at the address below.

Mike Perryman, President
Building & Grounds Committee
2 Malvern Drive
Madison, VA 22727

Malvern People in the News

• The Literacy Council of Madison County elected Council Officers in January and Pat Kaplon and Loyd Epperly were elected as Secretary and Treasurer respectively. If anyone wishes to volunteer their time or talents or just wants more information about the Council, contact Pat at 948-3271 or Loyd at 948-4620.

• Earlier this year Jean Thompson had a poem published in an anthology of poems printed by a Maryland poetry association. This was her first foray into having a poem published and she made it... *(Yes, I'm prejudiced and proud, she's my wife.)* RET.

• Home owners are responsible for keeping their culverts cleaned out so that the ditch lines don't get clogged and won't drain off storm water properly.

The above information was compiled from a variety of sources.

Comment from a Board Member & The Guy Who Puts This Product Out

I have wanted to actually write something of my own construction for *The Communicator* for some time, so here goes. Some members of the community seem to feel that this newsletter is just for the Board to be able to control the dissemination of information we write and approve of. That is not the case, and I personally would like very much to be able to publish articles, poems and other material submitted by members of the community. Because this newsletter is officially produced by the Board, we feel that we must exercise some editorial control. We will not publish personal attacks on others in the community or other such information that we feel does not represent the "quality of life" we all feel is an essential element of living in Malvern. If we get a "Letter to the Editor", there will be every reasonable attempt made to publish it as it is, with the possible exception that we may run a disclaimer under it. Now that I have tried to explain things, **PLEASE** help me out and bring or send me things to publish. Also, if you honestly feel that this newsletter is a waste of time and our money, **PLEASE** let me know. My name is Dick Thompson, 55 Malvern Dr. Madison, VA 22727 telephone: 948-5371 (please leave a message, if possible), street address is 147 Covered Bridge

...ve the soapbox under my feet for a little
...r, let me add a comment about
...n in the affairs of Malvern. This is second-
...nation because I was sick, but at the fall
...meeting of Malvern Club, I understand that we just
barely managed enough people to make it a legal
meeting for voting purposes. If **YOU**, as members of
a dues paying organization, **CARE** about what we do
and how we do it, **PLEASE** come to the spring
meeting and make your voice heard. □

Dick Thompson

Revision of Fee Schedule for Clubhouse Use

With the dramatic increase in the number of Malvern residents and consequent use of the common facilities, it has become necessary to revise the rates charged for use of the facilities. The revised rates are listed below in a **BOLD FACE**.

CLUBHOUSE:

1. Overnight use:

- a.) Number of persons: reservation is limited to 4 people (2 adults in each clubhouse guest room.)
- b.) Reservations are limited to five (5) consecutive days at one time.
- c.) There will be a charge of \$15.00 per room per night. (With the limit of 2 in each room.)
- d.) Sleeping in other areas of the clubhouse is not allowed.
- e.) All reservations are on a first-come, first-serve basis.

2. Day use of facilities:

- a.) For picnics, church outings, family reunions, civic organizations, social club meetings weddings, receptions, parties, etc., there will be a charge(s) of: 1. \$25.00 for parties of from 1 to 25 people. 2. \$100.00 for parties of 26 to 50 people. 3. \$250.00 for 51 and over people. \$50.00 will be refunded if appropriate after an inspection of the facility.
- b.) There will be **NO** parties or other activities sponsored by non-club members. In other words, **ONLY** club members may request use of the clubhouse for their **OWN** personal use or for an organization of which they are a member-e.g.: civic organization, church, social club, etc.. The Board will sponsor the annual Fire Department and Rescue Squad picnics as our community outreach.

3. Cleanliness:

The clubhouse must be kept clean and presentable at all times for use by lot owners. As we all know, the clubhouse was not designed for hard or careless usage and, therefore, each person must clean it before leaving after overnights or sponsored functions. The vacuum cleaner is in one of the hall closets and other cleaning materials are located in cabinets under the kitchen sink.

4. Smoking is prohibited in the clubhouse and teen center.
5. Use without charge: There will be no charge for a property owner arriving with members of his/her family to spend the day.
6. Use of the facilities is restricted to members in good standing **ONLY**. (By-law IV).
7. Swim suits are not allowed in any area of the clubhouse.
8. During school days, to accommodate the school bus, no parking on the upper portion of the circle drive adjacent to the clubhouse and teen center. It is also requested that cars not be parked on the grass areas. □

The Road Report

ROAD REPORT

I have requested that S. L. Williamson Co., our road repair contractor, begin repairs and repaving during the month of April. If anyone would like their driveways paved, please contact Blair Williamson at 1-800-868-6137 for pricing and further information. If private driveways are done at the same time the public roads are being worked on, there are labor and material economies.

OLD FORGE WAY

Construction of Old Forge Way will begin when the weather permits.

PRIVATE DRIVEWAYS

We ask that homeowners please be responsible for cleaning out their own culverts to prevent blockage of ditch lines. □

Kemper Deane
Chairman, Roads Comm.

IMPORTANT NOTICE

The Malvern Club Inc. is currently soliciting bids to provide lawn maintenance service for the Clubhouse grounds and other designated common areas. These areas would include the front entrance and other selected areas.

Interested parties should contact Mike for additional information.

Mike Perryman, Chairman
Building & Grounds Committee
2 Malvern Dr.
Madison, VA 22727

LAWN MAINTENANCE CONTRACTS SOUGHT

Malvern Club, Inc.
2 Malvern Drive
Madison, VA 22727

