

# MALVERN COMMUNICATOR

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*Complaining feeds the fuel of all irritations*

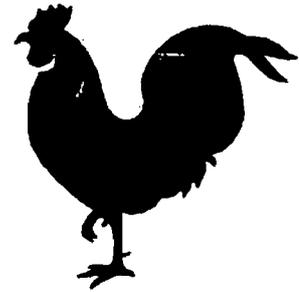
## ARCHITECTURAL COMMITTEE NOTICE

At the last semi-annual meeting of the Malvern members, I proposed a change in our Deed of Declaration regarding the size of homes in Malvern. Currently, new two story homes must have 2,400 square feet to be built. This is stated to require 1,200 square feet on the first floor, and 1,200 square feet on the second floor. At the meeting we took a quick



*Encourage others to develop their character by displaying yours.*

vote to change the ruling to require only 2,200 square feet for a two story home. Due to my oversight, we were not able to change the ruling. In order to change our Deed of Declaration, all members must be notified at least 30 days in advance of the vote, and that was not done.



*Pray for your family everyday*

I hereby recommend to change in our Deed of Dedication on Book 206, Page 841, to read as follows:

All two story homes shall have a minimum of 1200 square feet of living space on the first floor and 1,000 square feet of living space on the second floor.

It is important to note that some homes now in Malvern could not be built under the current ruling. There

are many house plans that I feel would be wonderful additions to Malvern, which are over 2,200 square feet but not over 2,400 square feet. With the current cost of homes, the current ruling would force many home builders to build one story homes. Allowing the change can only enhance our neighborhood.

## **BOARD MEETING SCHEDULE**

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The board meets at the clubhouse at 7:00PM on the second Tuesday of each month. Our next meetings are tentatively scheduled for: October 13, 1998 ; November 10, and December 8th. Call a board member to get the exact date or watch for the signs at the front gate.

Mike Perryman

948-4385

Scott Rife

948-5932

Bob Schantz

948-3518

Don Buser

948-7180

Dick Kassler

948-5419

Wallace Harvey

948-2234

David Loomis

948-4769



Voting in Malvern is a privilege for those who have paid their dues. I sincerely hope that more members will take an interest in our neighborhood. I hope to see as many as possible at our next semi-annual meeting.

Wallace Harvey

Architectural Committee Chairman

### **SPARKS & FIRES**

With the fall season approaching, along comes the job of dealing with leaves and debris. The board would like to remind everyone to be extremely careful when using fire. Always be sure to have the proper tools i.e., shovel, hose or fire extinguisher and never leave a fire unattended. All it takes is one spark or a gust of wind to create a major fire. It also may be note worthy to advise the Madison Fire Department @ 948-5161 before you burn.



*Ask other people about themselves*

## **ROADS IN MALVERN**

Old Forge Way was completed in July at a cost of \$ 76,000.00. This project was started in 1977 and completed this summer. There were several obstacles that had to be overcome. ( change road crews, redesign of road to accommodate potential flooding, legal wranglings with lot owners). Many thanks to our volunteers: Don Nicholson and Kemper Deane.

Pine Torch has been started! The layout of the road has been approved by all effected lot owners and the right of-way has been cleared. we are waiting for an Erosion and Sediment Survey to be completed and will then proceed with construction. We hope to

complete Pine Torch this year depending on the survey and the weather. Otherwise we will complete the road in the spring of 1999. We know you've been waiting a long time to get a road to your lots.

Another note worth mentioning is the posted speed limit of 25 MPH for ALL roads in this community.

Our road crew has taken time to

## PRIVATE PROPERTY

It has come to our attention that some of the lot owners are having problems with trespassers. The board would like to remind all home owners, lot owners and everyone else that tress

passing without written permission is illegal and could create severe legal complications.

Common grounds are:

the docks, the dam (only accessible from the club house) and the Club

*Community yard sale on September 26th. Call Mark Hale @ 948-5552 for more info.*



*Eat at least one meal a day together as a family.*

mark the roads, install stop signs to keep the streets safe. Please observe the **SPEED LIMIT of 25 MPH.**

house and its property. All other bordering property is private. Please respect the rights of others and

**DON'T TRESPASS**

## ADDRESSING FOR DELIVERY OF PACKAGES

The following label is the preferred way to list your address so that the US Mail and packages will get delivered properly.

The USPS ignores the line that starts with "LOT" and package delivery services should deliver to that address. Call a board member if you have any questions or comments.

FIRST NAME/SURNAME  
LOT### / ROAD NAME  
## MALVERN DR. OR P.O. BOX  
MADISON, VA 22727

## TRASH PICKUP ON 634

I would like to recognize Lloyd Epperly, who has been cleaning 634 for the past few years. Please take time to let him know that you appreciate his efforts and volunteer to help clean the road by calling Mr. Epperly at 948-4620.

## **A Note from Mike**

Since being on the Board of Directors in Malvern, I have tried to address issues that seem to concern members of the community the most. Well far and away over the past couple of months, the roads in the community have been at the top of the list.

We have been looking seriously into the possibility of the state taking over the roads in Malvern. The first roads being considered for take over are Malvern Drive, Covered Bridge Road, and Liberty Lane. These roads are Malvern's main thoroughfares in the community and access all side roads along the way. The state required these roads be turned over to them first because of the access they give to the whole community.

Financial independence from road maintenance was the objective of the roads committee for considering all the pros and cons of this issue. The price for these roads to be taken over by the state did not seem to be a problem that we couldn't handle. The amount of road we were pricing was approximately 3½ miles long. The amount priced to us by VDOT is \$92,000, which is our total share of the 3½ mile take over. Our plan to pay for this has never included raising our dues or getting the landowners to pay a large sum of money at the time of take over. The dues we are currently paying would pay for this over a two or three year period. We would borrow the money from the Malvern membership or from the bank in order to have all of the money at one time.

The next requirement of the state is to have a 100% deeded ownership of road property throughout the community. This kind of participation would be very difficult to obtain in a community as large as ours. The amount of acreage that would be lost to each lot owner with this deeded ownership to the state is the problem we would face with no apparent solution. The lot acreage in Malvern that makes up the 3+ acres we have includes the road in front of everyone's property. Losing this property makes all vacant lots non-conforming to county zoning laws (need 3 acres to build on). All property owners of vacant lots would have to apply for a variance from a county board to build on their lot. With the chance of denial looming over approximately 120 building lots, the roads committee has decided not to present this issue to the membership at the fall budget meeting. If in the future, a solution comes up, then perhaps the state road takeover could happen.

Malvern road construction should near its finale by the end of the year with the completion of Pine Torch Lane. This would be the last road to be built by the Malvern community and will finally serve all of its membership.

With this project behind us and with our dues, at what they are now, we should be able to put approximately \$60,000 dollars each year into road improvements. We would have to maintain all current roads but paving of gravel side roads would also be started.

The outlook for 1999 would be that Malvern Drive would see improvements; with the remainder of Ashlawn Drive being paved with some hills and curves cut to make it safer. Sylvan Lane being paved in 1999 probably would require additional funding. This money could be borrowed from the membership or the bank and paid back the following year. Another option is to sell the two lots where the stable is currently located. Also, there is another lot on Pine Torch Lane that will be more marketable when the road is finished. If this lot is sold, it will also provide funding for improvements.

In 1999 the Malvern community will be without the burden of having to build roads. This community hasn't had this luxury for its entire history. Road improvements and other activities should be a part of our community's future

**Mike Perryman  
President**