

**NOTICE OF
BUDGET
MEETING**

**OCTOBER 28, 2000
SATURDAY, 10: A.M.**

Sheriff Bob Russell Meets With Board

Sheriff Russell attended the September Board Meeting to address community concerns in Malvern. Among the concerns in our community were the following:

What can we do to deter speeding on our newly-paved roads?

Since the Virginia Code specifically defines highways as "government-designated roadways," Malvern has taken the steps in the past to have our roads included in the description for the purpose of law enforcement. As such, the posted speed limit is enforceable by local and state law officers, and should be obeyed.

What should we do with outsiders seen committing crimes in Malvern?

The Sheriff proposes that we keep our eyes open, take written notes—including license plate numbers—and call the Sheriff's Office to report the suspicious activity. He does not recommend making personal contact with vandals, since most of us do not have the specific training necessary to handle volatile situations. Sheriff Russell has also suggested the following:

- A) Malvern initiate a Neighborhood Watch program. His office would be willing to work with us to get the program going.
- B) The possibility of presenting a Training Course over several weeks to teach us to be more watchful at keeping our homes and families safe from fire, firearms, and general safety.

Because each of these suggestions will take a community-wide commitment, the board would be interested in hearing our members' thoughts on these ideas at future board meetings.

Roads, Roads & More New Roads

By the time you read this over five miles and over 60,000 sq. Yards of asphalt should be on over 5 miles of Malvern's 8 miles of roads. Finally, we will get rid of those potholes and washboard areas, not to mention the dust that has plagued our homes and cars. I'm very pleased to see many lot owners pave their driveways and do general 'sprucing' up. Malvern is looking better. From all the comments I hear and all the sales of homes and lots recently, our investment in good asphalt roads is also paying off in term of increased value of property in this very uni

ete legal language consult the Malvern Information

Malvern Club, Inc.

2001 Income & Expense Budget Proposal

	2000 Budget	Projected 2001 Budget 12/31/2000	Proposal
Regular Assessment	51,975	51,300	52,200
Special Assessment	28,875	28,500	29,000
Prior years due	1,050	475	700
Late Fees	300	100	1,000
Money Market Interest	300	1,350	300
Rentals	1,000	1,000	1,500
Miscellaneous	1,200	2,200	1,200
Sale of Lot 82A		30,416	
TOTAL INCOME	85,200	114,341	85,900
EXPENSES			
Taxes / Licenses (MCI)	25	25	25
Insurance	3,100	2,719	2,800
Telephone	400	350	400
Electric	2,500	1,900	1,900
Fuel	1,500	1,700	1,700
Legal	500	75	100
Administration	1,500	1,300	1,300
Clubhouse	600	550	500
Pool	1,000	2,400	1,000
Maintenance			
- Buildings & Grounds	7,500	4,000	5,500
- Roads	13,000	2,000	2,000
Capital Improvements			
- Regular Assessments	24,775	329,800	4,875
- Special Roads	28,875	26,845	0300
Taxes/Licenses (MMC)	225	270	63,500
Loan Repayment			↓
TOTAL EXPENSES	85,200	374,001	85,900

Clubhouse Maintenance

The Malvern Board is reviewing a plan to put vinyl siding on the Clubhouse and the Teen Center. If approved, we will need volunteers to help with the installation of the material.

Our Own Tornado

On August 4th, a tornado passed through Malvern, leaving many trees and branches down, and testing the roofs and siding of some of our homes. We were fortunate not to have sustained any injuries or major damage. Many thanks to the volunteers who helped clean up our roads.

Malvern Club Dues

It is imperative that Malvern collect its dues in a timely manner to pay our bank loan and maintain our common property. Beginning next year, a \$25 late fee will be assessed if the January dues are not paid promptly, and a \$15 late fee is the June dues are not promptly received. This is in addition to the 9% interest charge on the unpaid amount. Lot owners overdue on dues will see more immediate legal action taken in the form of a judgement against their property.

In Memorium

Archibald Swett recently passed away. He was a long-time resident of Malvern, and a dedicated volunteer in our community. He will be missed greatly. The Board offers its condolences to his family.

Further Information...

Sheriff Russell has also suggested the following

A) Malvern initiate a Neighborhood Watch program. His office would be willing to work with us to get the program going.

B) The possibility of presenting a Training Course over several weeks to teach us to be more watchful at keeping our homes and families safe from fire, firearms and general safety.

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Excerpts from our Rules for Building Lots & Homes

The following are excerpts from Malvern Articles of Incorporation, Deed of Dedication and Amendments thereto. All lot within said subdivision shall be subject to the following easements, reservations and restrictive covenants. These restrictions are intended to protect and maintain the beauty of the development, to protect against substandard construction and to preserve and maintain it in an appealing and attractive condition for the benefit of all the owners.

Square footage requirements:

- One story residence- Minimum 1500 sq ft Living space
- One and a half story- Minimum 1200 sq ft 1st floor, 600 sq ft 2nd floor
- Two story- Minimum 1100 sq ft 1st floor, 110 sq ft 2nd floor

Restrictions:

1. All lots and residences are for residential purposes only, no business or trade.
2. Only one single family dwelling per lot which shall be year round permanent construction and approved by the association.
3. All structures must be set back 100 ft from the edge of all roads and 60 ft from all side lot lines. Unless a written exception is given by the association.
4. No cutting of trees over 6 inches in diameter without written approval.
5. No structure of temporary nature or trailer.
6. Separate garage, tool house, woodshed, or storage facility shall conform in general appearance. To residential structure on lot and must have written approval from association.
7. Subject to easements of plat map - roads 50 ft.
8. Lot owner shall have 15 months for completion of residential dwelling.
9. No noxious or offensive activity.
10. No signs except for designation of owner - not over 2 sq ft.
11. All lots maintained in orderly manner.
12. No hunting or firearm discharge.

* The information above is for summary purpose only. For complete legal language consult the Malvern Information packet.

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IMPORTANT

If you cannot attend, **PLEASE** give your Proxy to a Board Member. The budget for the next year and the following four (4) years will reflect charges due to our loan to pave the roads, and less maintenance on the roads.

IMPORTANT



Malvern Club Inc.
2 Malvern Dr.
Madison, Va 22727

PROXY

(I) (We), _____ and _____
(Enter all owners of record)

As owner(s) of Lot(s)* _____ of 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., 2 Malvern Drive, Madison, Virginia 22727, owner of Lot# _____. This Proxy is executed and carries with it the full right of the Proxy holder to cast this/these vote(s) as seen fit on such questions as may come before the members. This Proxy is executed for the **Fall Budget Board Meeting, October 20, 2000, 10:00 A.M.** at the Malvern Clubhouse.

Date: _____ Signature(s): _____

* Each Lot is entitled to one vote. Please indicate all lots owned. Fold in half, with proxy facing in and return.

