

THE MALVERN COMMUNICATOR

FROM THE DESK OF FRANK

The board has appointed Donald Buser to replace architectural chairman Brian Adams who moved to Greene County. The Oct 16th, 2004 Malvern budget meeting agenda includes the following:

Vote to approve the 2005 budget

Vote on bylaw changes to the deed of dedication (auto and construction issues)

Report on the possibility of deeding some of Malvern's roads to VDOT. Please submit your response before the Oct 16th meeting if you have not done so already. Your participation is greatly appreciated.

This summer Old Forge Way, Sleighbell Lane, and the balance Half Penny Lane were paved. A section over the

Numerous repairs on other roads were performed also. The total cost of the repairs was \$87,349. Roads left to pave include: Carriage Lane, Pine Torch Lane, Surry Court, and the balance of Bee Gum Way.

The beach area off Ashlawn Drive has been cleaned up and the access drive paved. A dry hydrant was installed for Malvern and the Madison area fire protection. Boat racks are to be installed and rented for summer boat storage.

Thanks to the volunteer pool help: Mike Perryman, Linda Brown, Patricia Rowe, Bob Schantz, Rex Nomeyko, and Bob Anderson. Their efforts kept the pool clean and in great condition this year. 130 members purchased pool keys this year.

Clubhouse rentals have been high this year. Many thanks to Leona

Yoder for keeping the rentals straight and the clubhouse clean.

Roofing for the clubhouse will be done soon with weather permitting.

The bridge area and lawn care has been exceptional this year thanks to Glenn Yoder.

Many lots and homes have changed owners this year. Seven homes are now under construction plus one approved to build. There are about 55 undeveloped lots.

Sincerely,

Frank Sargent
President, Malvern Club, Inc.

ENVIRONMENT



Please trim excessive brush along the road sides of your property. Some areas cause visibility problems for drivers and puts everyone in danger. The storms of summer and winter pose problems as well. Small trees especially will lean into the roadway when covered with ice. If Malvern has to do it the lot owner can be charged.

Pick up trash along Malvern roads. This is the responsibility of all of us. Please report violators.

There have sightings of a mountain lion in Malvern.

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PROPOSED MALVERN 2005 BUDGET

<u>Income</u>	<u>2004 Budget</u>	<u>2005 Budget</u>
Regular Dues	\$52,650.00	\$70,200.00 ***
Special Assessment	\$29,250.00	\$29,250.00
Late Fees	\$1,000.00	\$1,000.00
Road Impact Fees	\$6,000.00	\$6,000.00
Money Market Interest	\$600.00	\$600.00
Rentals	\$1,600.00	\$1,600.00
Mowing & Misc.	\$2,750.00	\$1,400.00
Pool Income	\$0.00	\$1,350.00
Total Income	\$93,850.00	\$111,400.00
<u>Expenses</u>		
Taxes & Licenses (MCI)	\$25.00	\$25.00
Insurance	\$3,000.00	\$2,900.00
Telephone	\$525.00	\$525.00
Electric	\$2,500.00	\$2,500.00
Fuel	\$2,000.00	\$2,000.00
Legal	\$100.00	\$1,000.00
Administration	\$1,300.00	\$1,500.00
Operations		
Clubhouse	\$500.00	\$1,000.00
Pool	\$2,000.00	\$2,000.00
Maintenance		
Bldg & Grounds	\$5,500.00	\$6,000.00
Roads	\$5,000.00	\$5,000.00
Capital Improvements	\$20,400.00	\$20,400.00
Loan Repayment	\$50,000.00	\$50,000.00
Miscellaneous	\$1,000.00	\$1,000.00
Total Expenses	\$93,850.00	\$95,850.00
Reserve for future road and facilities		\$15,550.00
TOTAL OVERALL		\$111,400.00

*** Includes an increase of \$75.00 each for regular dues

Robert G. Anderson
Treasurer, Malvern Club, Inc.

DUES DATE CHANGE

It has come to the attention of the Malvern Board that many families desire to have the time for dues changed to a less stressful time than Christmas and tax time.

The board has unanimously voted for this proposal and would like to offer the following:

The regular dues would become due March 1st and must be paid by March 31st.

The special assessment would become due June 1st and must be paid by June 30th.

The Malvern Board has the ability to change these dates according to the By Law Section 5 Item #9.

The new dates will become effective in the year 2005.



YARD SALES

A proposal to allow yard sales at the clubhouse on Saturday's and Sundays was approved recently.

The clubhouse area better facilitates this type of activity by offering more efficient parking.

To advertise a sign is being developed that can be placed at the entrance of the community.

It will be the responsibility of those having the yard sale to place and remove the sign. Also maintaining the cleanliness of the clubhouse area is a requirement.

Forms will eventually be available for those who wish to reserve a date for a yard sale.

BOARD OF DIRECTORS

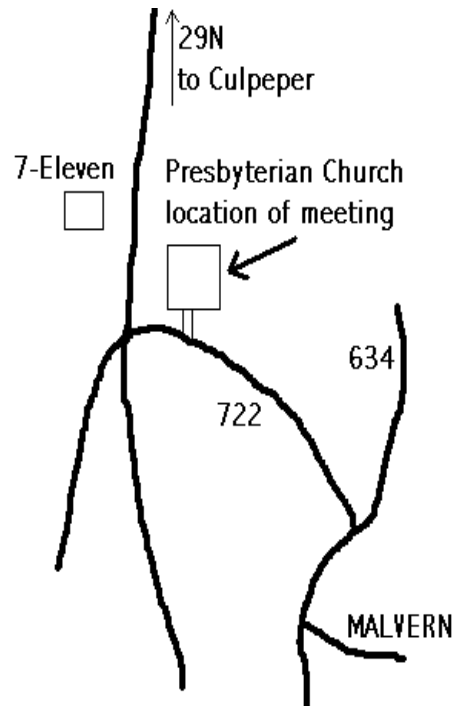
Frank Sargent, President	948-3977	Davy Aylor	948-6710
Bob Anderson, Treasurer	948-4545	Bill Hunt	948-3558
Jennifer Pinder, Secretary	948-2234	Bob Schantz	948-3518
Donald Buser	948-7180	Brian Paul	948-9045

JOIN US
 OCTOBER
 16TH, 2004 AT
 10:00AM FOR
 THE
 FALL BOARD
 MEETING
 LOCATED AT
 THE
 PRESBYTERIAN
 CHURCH ON
 722

This would be a good place to insert a short paragraph about your organization. It might include the purpose of the organization, its mission, founding date, and a brief history. You could also include a brief list of the types of products, services, or programs your organization offers, the geographic area covered (for example, western U.S. or European markets), and a profile of the types of customers or members served.

It would also be useful to include a contact name for readers who want more information about the organization.

MAP TO THE FALL MEETING



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 2004 Board Meeting**, to be held on **October 16th, 2004, 10:00 AM**, at the Presbyterian Church (directions included).

Date: _____

Signature (Owner): _____

Signature (Owner): _____

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