

# The Malvern Communicator

April 2013

## PRESIDENT'S REPORT – ROBERTA JALBERT



As usual the Board has had a busy year. As you read through all the reports you'll see what's been going on. I urge everyone to try and attend a few meetings this year to become familiar with the Board members and how we work together to solve issues, plan for the future, and take care of our communities' assets.

I want to speak mostly to the following topic that you may all have questions about:

The Board has been hearing complaints about non-Malvern residents using the pool or fishing at the dock for many years. We've tried to patrol these areas ourselves, post signs so the rules are clear, etc. and hoped for the best. However this hasn't worked to end the problems. Therefore we have decided to take a little stronger action this year!

Identity cards will be issued for each lot here in Malvern. These cards will not have a photo, only name and address. We will issue one for each lot – not each person. This is a test. If it is deemed necessary we will issue IDs per person in the future (note that according to our Bylaws each person in Malvern is supposed to have an ID card. This will be the first year of the partial implementation of that bylaw).

(See **President's Report** on [page 5](#))

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## 2012-2013 Board members:

Roberta Jalbert: .....	President
Rick Collins: .....	1 <sup>st</sup> VP & lake, grounds
Wallace Harvey: .....	2 <sup>nd</sup> VP & roads
Donna Phillips: .....	Treasurer
Ed Johnson: .....	Secretary
Paul Hankla: .....	Architectural
Joe Graham: .....	Clubhouse & pool

# Scheduled events

## 👉 IMPORTANT POOL INFORMATION 👈

A pool key and a Malvern issued pool photo ID card will be necessary to use the pool this year. This is an attempt to limit pool use to just Malvern residents and their invited guests. Please read the President's report for detailed information. **See page 5 for several [scheduled dates](#) to get pictures taken of family members who will be using the pool.**

## COMMUNITY YARD SALE:

Date: Saturday, May 4, 2013  
Time: 8:00 am until 2:00 pm  
Rain date: Sunday, May 5, 2013  
Location: Various lots in the subdivision  
More details: Contact Shawna 540-407-1969  
<http://malvernofmadison.org/community.shtml>

## ANNUAL MEMBERSHIP MEETING

**Where:** Malvern Clubhouse  
**Date:** Saturday, April 27, 2013  
**Sign in:** 9:30 until 10:00 a.m.  
**Meeting:** 10:00 a.m.  
**Agenda:** Election of directors, committee reports, other business of the Association

## SPECIAL BOARD MEETING

**Time:** Shortly after the conclusion of the Membership meeting  
**Agenda:** New Board of Directors meet to elect 2013-2014 officers and make committee assignments; Malvern members may attend and comment on topics listed on the agenda

# BOARD MEMBER CANDIDATES

## T. J. WRIGHT

Although a relatively new resident of Malvern, our previous home was in a guard gated community of 5 acre home sites very similar to the pristine setting we all enjoy here. We resided there for over twelve years, so I have a good understanding of the challenges faced maintaining the appearance and values of properties such as ours, balanced with common sense and compassion for the individual property owners. I have spent the majority of my life since school working as an executive in the Construction industry, currently serving as the Estimating Manager of R. E. Lee and Son, Inc. in Charlottesville since 2009. Prior to moving to VA. I was a Senior Project Manager involved in projects ranging from small developments, to mega municipal jobs, managing projects in several southern states. Diana and I have raised 6 daughters, and have chosen Malvern for our retirement residence. We enjoy golf, an occasional travel adventure in our motorhome, and playing with our grandchildren. We're excited about the potential of making new friends here, and look forward to getting to know you, and enjoying the wildlife and nature we're blessed with here. What I can offer to the community as a member of the Board includes: 1) A professional approach to breaking down and analyzing issues, thoughtful decision making, and the patience derived from raising that many daughters; 2) A sound understanding of business principles, economics, and the leadership skills necessary to pull a group of people together, develop a consensus, and assist in making reasonable decisions for the betterment of the community at large, and; 3) Honesty and integrity. Thank you for your consideration.

## RICK COLLINS 560 Old Forge Way

My wife, Ceil, and I have been Malvern residents for the past 7 years. Malvern offers the quiet, scenic and sensible quality of life we have always wanted. I am retired after 35 years in the classroom, teaching science at the middle school and high school level. Besides teaching, I have worked for public highways, as a motorcycle mechanic, and as a tank recovery specialist in the National Guard. Our two sons are now grown, and we have three young grandsons who love coming to visit in Malvern. I enjoy working on computers, doing home improvements, and all types of construction projects. I always try to keep a positive outlook and look forward to completing the many projects I am currently involved with in our community. This includes the improvements to the docks, the entrance area and serving on the reserve committee. Malvern deserves board members who listen to the wishes of the community, are fair, complete projects in a timely fashion as promised, and work to see that Malvern's financial future is secure. I would like to continue to be that person for you.

## JASON WOODWARD

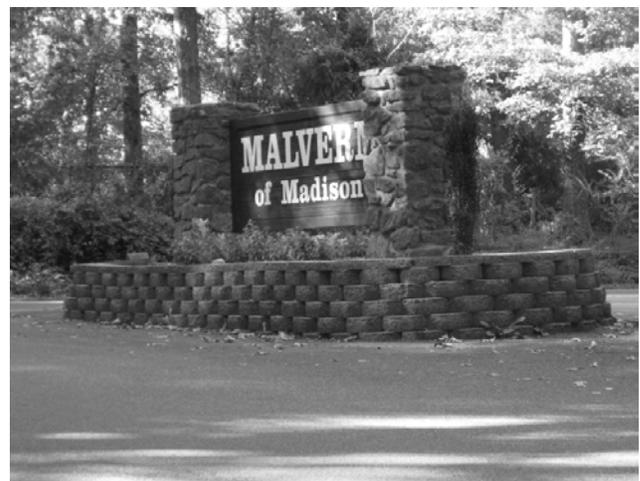
Hi, my name is Jason Woodward, and I am 35 years old. My family and I have lived in Madison County our entire lives and seven years ago we purchased a home in Malvern where we are currently raising our three growing girls. We enjoy living in Malvern because of its convenience to local schools and stores. We love the quiet neighborhood and the polite residents and have felt welcome here since the moment we arrived. I currently work for Northern Virginia Electric Coop. as a lineman helping to keep the power flowing to more than one hundred forty thousand customers. My hobbies include hunting, fishing and taking camping trips with my family. I would like the opportunity to run for a seat on the Malvern Board. By holding a seat on the board I will have the opportunity to represent our residents by helping to make decisions concerning our community. I will make it my first priority to make sure our residents are happy in their environment and to listen to what issues need to be addressed. I have become involved in the community by attending "Community Day," where residents of Malvern come together to make our neighborhood a better place to live. I also strive to attend the monthly meetings where issues are discussed. I have recognized by attending these meetings that our community needs a fresh approach to getting things resolved in a timely manner and to getting our community more involved with things that are going on. I believe I have a strong ability to make the important decisions involving our community, with the utmost regard for its residents. Please allow me to speak on your behalf and vote me in at the yearly meeting in April. Thank you in advance for your support.

## WALLACE HARVEY

Originally from North Carolina, my last duty station with the US Coast Guard was the reason for my settling in Virginia. My last year in, I met my wife, Diane, and we attended Old Dominion University together. We settled in Malvern about 18 years ago. We came in when the only paved roads were Malvern Drive, part of Ashlawn and part of Covered Bridge. I was on the Malvern Board when we were still building the roads in Malvern for lot owners that had no way to get to their lots. I served as the Architectural Committee Chairman back then. I hope to continue my current role as a Board member and Roads Committee Chairman with your help and support. Thank you.

## 2012 Year-end Statement of Income and Expenses

Income	Received	Budget	Expenses	Spent	Budget	
Regular assessment	\$118,157.00	\$122,850	Administration	\$2,667.53	\$2,180	
Special assessment	\$0.00	\$0	Bank charges	\$30.00	\$0	
Banking interest income	\$579.55	\$600	Capital improvements			
Boat fee	\$135.00	\$105	Replace clubhouse fascia	\$0.00	\$500	
Clubhouse fee	\$2,880.00	\$3,500	Flooring, carpet, LR furniture	\$6,489.50	\$10,000	
Late fees	\$527.50	\$300	New oven and fit-out	\$750.70	\$2,000	
Legal, Insurance reimbursement	\$2,385.40	\$0	Curbs around parking lot	\$0.00	\$500	
Interest from late payments	\$43.92	\$0	Playground equipment	\$23,642.96	\$24,000	
Packets	\$250.00	\$180	Carp for lake	\$0.00	\$200	
Road impact fee escrow	\$0.00	\$0	Dock repairs	\$1,200.00	\$1,000	
Road impact fee non-refundable	\$500.00	\$0	CB guard rail	\$6,600.00	\$7,000	
Sale of material items	\$1,500.00	\$0	CB culvert maintenance	\$0.00	\$4,000	
Mowing	\$1,400.00	\$1,220	Paving maintenance	\$15,000.00	\$15,000	
Pool income	\$2,420.00	\$2,500	Clubhouse window repairs	\$16.98	\$0	
<b>Total income</b>	<b>\$130,778.37</b>	<b>\$131,255</b>	Signs	\$525.88	\$0	
<b>Notes:</b>  1. <b>Account balances:</b> January 1, 2012 = \$145,334; December 31, 2012 = \$179,608. 2. On April 28, 2012, the membership approved designating \$1,000 of current funds to operating expenses for Malvern social functions and \$19,000 to the Capital Improvements budget for playground equipment. 3. On October 20, 2012, the membership approved designating an additional \$10,000 of current funds be added to the reserve fund for dam maintenance in calendar year 2012.			Pool stairs, rail	\$229.90	\$0	
			Insurance	\$3,906.23	\$3,225	
			Legal, professional fees	\$7,416.24	\$4,500	
			Licenses, permits	\$202.72	\$320	
			Maintenance—buildings, grounds	\$5,221.81	\$7,800	
			Maintenance—Roads			
			General	\$8,536	\$10,000	
			Snow removal	\$350.00	\$5,000	
			Mowing	\$1,550.00	\$1,220	
			Operations—Clubhouse	\$1,563.94	\$2,250	
			Operations—Pool	\$4,617.41	\$4,500	
			Malvern social functions	\$1,000.95	\$1,000	
			Taxes—Federal, State	\$1,013.72	\$0	
			Electric	\$3,576.45	\$4,675	
			Telephone	\$395.16	\$385	
			Road impact fee refund	\$0.00	\$0	
			Reserve fund	\$50,000.00	\$50,000	
				<b>Total expenses</b>	<b>\$146,504.08</b>	<b>\$161,255</b>



Yes Malvern, Spring is just around the corner – REALLY!

## CLUBHOUSE AND POOL – JOE GRAHAM



As you probably know by now the people using the pool this year will need their Malvern photo ID badge along with their pool key. ID badges will be checked by the security company during their rounds. This is being done to help make our pool more family friendly.



We have just finished remodeling the clubhouse kitchen to help bring it into the 21st century with all new stove, microwave, sinks, countertops, and flooring, along with some cabinet changes.

We are in the planning stages for landscape work around the clubhouse which will most likely be done in stages. We are also looking into some patio repairs that are long overdue.

## GROUNDS AND LAKE – RICK COLLINS



Since I was appointed to the board in December after the resignation of a board member, the board has undertaken a variety of grounds and lakes projects:

The newspaper boxes received new lights and locks, replacing the old worn out ones.

Lumber, stain, and hardware has been purchased to replace the old cupped and splintering wood on the North lake dock. We also have two new ladders for the dock.

New rules signs for the lake should already be in place. Along with new No Trespassing signs containing the proper Virginia code to aid in enforcement.

Plans and approval are in place to apply large stone to the lake side of the dam to control erosion.

Sluiceway maintenance is being added to the calendar as a regular required item.



New fencing for the entrance to Malvern is planned. We are just awaiting final design and volunteer mobilization to do the installation.

New plantings and landscaping for the entrance area are also just awaiting warmer weather.

## SECRETARY'S REPORT – ED JOHNSON

**Disclosure packet:** this is an assemblage of all the governing documents for Malvern. Virginia statutes specify a seller must obtain an association disclosure packet and provide it to the purchaser prior to a sale. For many years the Malvern contact for the packet was resident Garth Bagley. The Board recently reassigned the responsibility to the Treasurer and Secretary. Thanks Garth for all the years you took this task on.

**Volunteering:** there are many projects in Malvern where funds can be saved by having volunteers perform the work. Contact Rick Collins (948-4330) to learn more about improvements planned at the entrance and median and also for help maintaining the docks and dam. Contact Joe Graham (948-7060) to help with landscaping around the clubhouse.

We also have residents who volunteer outside of Malvern. Join Ann Ferguson (948-5365) in maintaining a portion of Oak Park Road in the Adopt-a-Highway program. Have you heard of the Waste Not Want Not (WNWN) Express? The WNWN Express needs your help. Volunteers are needed to drive to Charlottesville to pick up food donations for Madison families. For more information call: Eleanor (Ellie) or Ron Montgomery 948-3239 or Nancy Johnson 948-7019. Shawna Gates (540-407-1969) is coordinating a team to participate in the Madison-Greene Run for Life race on May 18<sup>th</sup>.

Volunteering is a great way to meet you neighbors and have some fun, with the added benefit of helping the community and others who are in need.

## President's Report (continued from page 1)

Photo identity cards will be issued for anyone wanting to use the Pool. **The Malvern ID WILL NOT be accepted for admittance to the Pool.** All members of a family that plan to use the pool will be required to come in for a 'photo shoot' at one of the scheduled times. Children under 5 years will not need an ID. The cost for a key and ID will be the same as last year -- \$20.00. Those persons that miss one of the scheduled times and still want IDs will be charged a late fee of \$15.00 in addition to the regular fee.

We will have GUEST PASSES available for those residents that do not regularly use the Pool but would like access when their guests are visiting. We will require a \$50.00 deposit at the time of issuance. Once the Guest Pass is returned to the Board that deposit will be returned. We keep the deposit if the Guest Pass is not returned.

### **DATES FOR PHOTOS AT THE CLUBHOUSE:**

**SATURDAY, APRIL 13, 10:00 AM UNTIL 3:00 PM**

**WEDNESDAY, APRIL 24, 11:00 AM UNTIL 3:00 PM**

**SATURDAY, APRIL 27, 8:30 AM UNTIL 10:00 AM**

**SATURDAY, APRIL 27, 1:00 PM UNTIL 4:00 PM**

**SUNDAY, APRIL 28, 2:00 PM UNTIL 5:00 PM**

**TO AVOID ADDITIONAL FEES, PLEASE TAKE THE TIME FOR YOUR FAMILY TO ATTEND ONE OF THESE SESSIONS.**

In order to know who is using our Pool and Docks we have contracted with L&B Security to have random patrols in Malvern done daily to check ID cards at the Pool to insure that only Malvern residents and their guests are using the facility. The Security patrol will also check IDs at the Docks to insure that only Malvern residents and their guests are using the Lake.

Another common complaint here in Malvern has been drivers that ignore the traffic laws. L&B will also monitor traffic and try to capture license plate numbers of drivers that are speeding, ignoring Stop signs or otherwise in violation of traffic rules.

The Board will be able to use this information to request more patrols from the Sheriff's office or a visit from a Sheriff to those violators.

The Board is testing the use of IDs and Security checks to see if it reduces any/all/some of these problems. We want you all to know that we take these issues seriously and we feel that we've found a way to start to reduce some of these concerns. Your IDs should be with you when using the Dock areas, fishing, boating, etc., and of course the Pool ID must be with you when at the Pool. We are asking the officers that patrol to be flexible of course and they will also have a list of people that have purchased a Pool key and/or are members. So if you forget your ID at first it shouldn't be an issue. But please remember our common areas are important and expensive assets and we ask you to be mindful of the rules, take seriously the idea of an ID and be respectful of the Security officers. They will be here to protect your investment in this community.

At no time should any walkers, bikers or drivers be stopped by the Security officers. We are not trying to monitor or control all traffic or use of our properties. Only those issues that have been an on-going problem and that have proven very difficult to manage on a volunteer basis.

Another issue that has come to my attention recently is about dogs that are not under the control of their owners. Please know how your dog will respond to walkers, runners, bikers and other dogs and make sure your dog is contained if they seem to want to "go after" these people. We had a small dog attacked and the walker of this dog bitten recently by a larger dog coming off his property. There is no leash law in Madison or Malvern but common sense and neighborly courtesy says that ALL our dogs and their owners should be safe.

The Firewise chipper that came in to chip up branches, etc. in January was very beneficial. We are planning this event again for 2013 so please plan to take advantage! Burning of debris is allowed but does pose a potential hazard. Chipped wood can be recycled back into the soil to improve your yard. This is a FREE opportunity so please hold off on burning if possible and wait to hear when the chipper will return! We do have to get our grant approved by the State which takes some time. There will be more on this topic!

## **EVENTS PLANNING – ED JOHNSON**

So far in 2013 there's been a winter social open to Malvern adults and an Easter egg hunt for Malvern children and teens. The yard sale is being coordinated for May 4. Other functions being planned for the rest of the year are a summer kickoff on June 1<sup>st</sup>, our 3<sup>rd</sup> annual picnic on September 15<sup>th</sup>, and Halloween party on November 1<sup>st</sup> and 2<sup>nd</sup>. Dates of these other functions are tentative. The only requirement for attendance is that you live in Malvern (owners and renters) and that you aren't afraid of smiling as you have fun and meet your neighbors.

## THE MALVERN REAL ESTATE MARKET

The outlook for the Malvern real estate market is showing signs of improvement. The number of distressed homes are rapidly disappearing which will improve the marketability of home sales for this year.



Looking at the current market for 2013 we have eight (8) homes for sale at an average list price of \$260,100 and they have been on the market for

over 6 months. Three homes are currently under contract and two homes have sold. One of these sold homes was Bank Owned which brought down the average sale price to date to \$224,250. As the Bank Owned and Short Sales leave the market we should see a substantial increase in home sale prices.

Sales data from the Metropolitan Regional Information System (MRIS) showed that we had seven (7) residential sales in Malvern in 2012. The average sale price was \$250,143 and the average days on the market (DOM) was 82. This represented a 21% increase in sale prices over 2011. Lot sales have been dismal with only 2 sales in 2012 averaging \$41,250.

For those considering selling their homes this year keep in mind that pricing and property condition are the most important factors in the minds of the buyer. Improving your curb appeal with landscaping and keeping your lawn clean and trimmed is a simple and inexpensive way of making your home more attractive. Consider power washing vinyl exteriors and painting both inside and out where necessary. Remove all clutter within the home even if you have to consider a short term storage unit.

Bud Kreh  
Malvern Resident  
Associate Broker, Montague Miller & Co. Realtors

## FIREWISE COMMUNITY PROGRAM



In 2012, Malvern of Madison took part in the Firewise Communities program. The purpose of the program is to educate and prepare homeowners, living in forested areas near towns or

cities, how to protect their homes from wildfire. Wildfires can and do affect communities in Virginia. Homeowners benefit from learning the simple, workable and effective ways they can protect their homes and land through good planning and preparation.

A \$4900 grant, obtained through the Virginia Department of Forestry, paid for a community wildfire risk assessment, individual wildfire home risk assessments and two Firewise prevention educational sessions by a VDOF Wildfire Mitigation Specialist. Educational material on Firewise landscaping, creating defensible space and outdoor burning laws was distributed. We participated in the Fuel Reduction Program. A large chipper and crew came through Malvern to chip the trees and limbs participating homeowners brought to the edge of the road. Malvern of Madison is now recognized as a Firewise Community on the Firewise.org website.

There is no cost to homeowners if participants keep a Firewise log of the work they do on their property. The logs are turned in to the program coordinator at the end of the program. The grant pays for 80% of the cost of the program and the logs are used to compute community labor for the remaining 20%.

Possible projects for 2013:

- Visible and reflective house numbers
- Community participation in Fuel Reduction efforts- to create defensible space/chipping project
- Individual wildfire home risk assessments to property owners
- Community Firewise mailing
- Possible moving of the dry-Hydrant at the lake
- Distribute Living on the Edge publication in new owners welcome package

For more information on the Firewise Communities program, visit <http://www.firewise.org/>  
<http://www.dof.virginia.gov/or>  
<http://www.malvernofmadison.org/firewise.shtml>.

**Firewise Program Coordinator, Karen Pilkerton**

## RESERVE STUDY UPDATE



Some residents have expressed a valid concern that our current annual dues structure will be inadequate to pay for future expenses of maintaining our roads, clubhouse, lake, pool, and other commonly owned elements. A reserve study is a long range planning tool as well as a Virginia statutory requirement that is used to help address this concern. The several aspects of the study are to identify which items need to be included and then to predict lifespans and costs involved with maintaining, repairing or replacing the item over a 30-year time period.

To address the concern and statutory requirement, a motion was approved by the membership during the October 20, 2012 meeting to hire a consultant for a cost not to exceed \$7,500 to prepare an independent reserve study. In November, the Board tasked the Reserve Study Committee with researching and preparing an in-house reserve study in addition to sending requests for proposals to outside consultants. In December, the Board appointed committee members to proceed with gathering the information.

Requests for proposals were sent to 5 companies specializing in the preparation of reserve studies. Four companies provided proposals with prices ranging from \$3,950 to \$5,500. However, the committee recommends not hiring a consultant at this time as it is felt we have sufficient access to local expertise in determining lifespans and replacement costs of our common elements. Substantiating their conclusion was the creation of a reserve study framework which can be used for the basis for determining whether the annual dues structure is adequate to fund expected future expenses of maintaining, repairing or replacing our existing capital improvements.

A great reason to be motivated to review the reserve study is because it will form the Board's justification for increasing the annual dues structure in years to come. The current version may be found on the Malvern website.

## ROADS COMMITTEE – WALLACE HARVEY



As Chairman of the Roads Committee of Malvern, I have learned a lot about roads this past year. The Committee consisting of Frank Sargent, Don Nicholson, Barry Cliver, Ed Johnson, and new member TJ Wright, has done a lot this past year. First we did overlays on four roads along with some patching. We also had "long cracks" filled to keep water out. Not all cracks were filled, and we will have more as time progresses. However, with the snow of this past winter, filling cracks seems to have been a good idea. We also added guardrail on Covered Bridge Road. Last year's work on our roads was approximately \$28,500. Taking care of our roads is expensive.

The Roads Committee has been working on information for the Reserve Committee. We are looking at long-term repairs and roadwork. In the mix is: repairing the shoulders, this year's target; tree trimming and removal in the 10 foot access area from our entrance to the boulevard of Malvern Drive; the possibility of slurry coverage of our roads to seal out water; repaving all of Malvern's roads. The key is getting an idea of what each project cost and projecting how long the roads will last with this work. We have had one estimate that our roads should last another 15 years, if we keep up the work to maintain them. If we were to contract the repaving of our roads today and include shoulder work to meet standards, the estimate I have would total \$1,166,625.

To help out the community with beautification, the Road Committee is looking to replace trees taken down in the median of Malvern Drive. We are looking for members to donate a tree or two. We need trees that are not too large, won't have roots to destroy the roads, and need little maintenance, and look nice. Recommended trees include Dogwoods, Red Buds, and Crape Myrtles. They should be about 2 feet tall. If you wish to donate a tree, please contact Wallace Harvey at 948-2234. Please do not plant a tree without contacting Wallace first. Thank you for your cooperation and assistance.

## CLUBHOUSE AND POOL – JOE GRAHAM



**Completed:** kitchen renovations



**Pool opening soon:** make plans for getting photo ID badges for you and your family and pool key pickup



**2013 Projects:** landscape planning and bed revitalization

Malvern Club Inc.  
905 Malvern Drive  
Madison, VA 22727

ADDRESS CORRECTION REQUESTED

## Proxy

(I)(We), \_\_\_\_\_ and \_\_\_\_\_ as owner(s) of the following 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., owner of Lot # \_\_\_\_\_. This Proxy is executed for the 2013 Annual Meeting, to be held on Saturday, April 27, 2013 at 10:00 AM, at Malvern's Clubhouse, and carries with it the full right to the proxy holder to cast his/her/their vote allocated to said lot or lots as he/she sees fit on all issues properly brought for a vote at the meeting for which this proxy is valid.

Signature (Owner): \_\_\_\_\_ Date \_\_\_\_\_

Signature (Owner): \_\_\_\_\_ Date \_\_\_\_\_

**Instructions:** Each lot is entitled to one vote; please indicate all lots owned. This proxy will be used to satisfy QUORUM requirements of 50 members voting in person or by proxy. Your proxy may also be used on votes requiring a two-thirds vote of members voting either in person or by proxy. You may ask the member you assign this proxy to vote your wishes or to vote in the same manner as the member will vote. Please note the Board of Directors can't use this proxy if the motion is modified or on new motions that may come before the membership. Also note that a majority vote includes only those members present and voting.