

# The Malvern Communicator

October 2019

## PRESIDENT'S NOTES – RODNEY TAYLOR

Summer has quickly passed and once again it is time for our Fall Membership Meeting. There are many topics on the agenda including the 2020 budget, the upcoming covenant change, and the repaving project. I hope all Members will be able to attend and give their input on these important topics.

The proposed 2020 budget includes funding for Phase 1 of a paving plan that will repave all Malvern roads over the course of the next nine years. Starting next year and then every four years after that, a major paving expenditure is planned subject to Member approval. A dues increase of \$25 per lot will coincide with the paving phases.

The proposed covenant change explicitly prohibits the Airbnb type of short-term rental. The covenant change will be voted on over the course of 11 months and will need written approval of 2/3s of our 234 lots to take effect. There will be a mailing that will need to be returned signed by each lot owner with their vote.

There will be other important topics discussed at the upcoming meeting, so please attend if possible or sign a proxy for a member that will attend. Remember, this meeting is for the Membership to give the Board direction for the upcoming year. I look forward to your input.

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## 2019-2020 Board members:

Rodney Taylor:	President
Fred Bourque:	1st VP, Secretary, Architecture
Grover Dean:	2nd VP, Roads
Diana Wright:	Treasurer
Fred Bourque:	Clubhouse & Pool
Doug Beaver:	Director
Rick Collins:	Director, Lake & Grounds
John Shanley:	Director

**OCT 31**



**TRICK OR TREAT**  
**HALLOWEEN IN MALVERN**

Boo! ... see Page 6 for more details

## October Membership Meeting

**Where:** Malvern Clubhouse  
905 Malvern Drive

**Date:** Saturday, October 19, 2019

**Sign in:** 9:30 until 10:00 a.m.

**Meeting:** 10:00 a.m.

**Agenda:** Proposed \$25 dues increase  
2020 budget approval  
Committee reports  
Open forum

**Proxy:** Please grant your vote to a community or Board member if you can't attend the meeting – see page 7 for the form.

## CLUBHOUSE AND POOL – FRED BOURQUE

**Clubhouse:** Your Clubhouse is looking good, and it's getting some good use, too. So far this year the Clubhouse has been occupied 70 days and nights. With three months left in the year, and the Holiday season approaching, we're expecting more reservations. People have been asking, why do we have to pay to use the Clubhouse? Don't we as members own it? I don't know; this policy was in effect when I got here. I do know that the rental charges pay for the care and feeding of the Clubhouse complex. The annual budget for the Clubhouse is approaching \$7,000. That budget pays for building repairs, annual maintenance, routine maintenance, housekeeping, supplies, and the surveillance camera system. The rental charges bring in about \$8,000. If we didn't charge for members' private use of the Clubhouse, we'd have to increase member dues to pay for the upkeep. As always, I want to thank Merri Woodward for handling the reservations and Valerie Cruz for weekly housekeeping. I also want to thank all of the members who have rented the Clubhouse this year for parties, weddings, sleepovers, and other private purposes. We especially appreciate your picking up after yourselves and taking care of our biggest unpaved asset.

**Activity Center:** The Activity Center is also getting good use. The exercise ladies are doing their thing on Tuesday and Thursday mornings. To join them, show up. I heard they are going to add a third day of jumping and a fourth day for Yoga. They will announce their schedule when it's set. We are getting new floors; they should already be installed by the time you read this. If so, go look at them. The door will be unlocked during the Fall Membership Meeting. We are also opening up one of the upper rooms and the bathroom so people can use them. Just remember to lock the bathroom door when you're finished in there.

**Pool:** We had a great summer at the Pool. It was fun seeing you all out there swimming, paddling, sunning, and snoozing. The water aerobics ladies did their thing three days a week. If you'd like to join them next summer, all you have to do is show up in a bathing suit. (I don't think you even have to know how to swim; looks like you can just hang on to the side.) We'll be advertising their days and times before the Pool opening Memorial Day weekend. We had only two maintenance shutdowns this summer. The first was the brownout incident. We still don't know who did that. All I can say is, if it was one of our teenagers, next time use a Baby Ruth, son. Thanks to Donna Dyer and her family for helping me clean it up. That cost us a day. The other shutdown was a 10-day maintenance closing to repair the pump, which died. Why did the pump die? I don't know; electric motor deal. Thanks, as always, to Gwendolyn Bracqbien for keeping the Pool pristine; it was really beautiful this year. Thanks also to everyone who helped out during the summer by using the trash can and fishing stuff out of the water. Swimming is more fun when you're not swallowing leaves and bugs.

## ROADS – GROVER DEAN

Road repairs this summer have been minimal with repairs to seven (7) roads within the subdivision. These roadways were chosen as observation revealed sunken areas in the pavement where daily tire traffic was occurring, indicating possible base failure of the roadway. A new paving contractor was utilized with all work completed in a most satisfactory manner. As mentioned, repairs were minimal as we plan next year (2020) to pave approximately 1 ½ miles of roadway (Malvern Drive & Covered Bridge to Powderhorn Drive) as per the 2019 Reserve Study. Details of the complete paving schedule can be located on the Malvern Website – Reserve Study. Additionally, before years end, we anticipate repairing the excessive drop-off from pavement to the ditchline along Sylvan Lane as well as regrading some shoulders for additional area and better drainage. Snow removal this winter will again be handled by Meadow Springs Landscaping. All residents are asked to check their driveway culverts and remove any debris if necessary so water can freely enter and exit to the ditchline along the roadway.



As fall approaches all residents are encouraged to drive with extra care being alert to animals darting from the wooded areas as well pedestrians walking along the roadway at dusk. A car travels 1.47 feet/second for each MPH or @25 MPH – 37 ft/sec – @35 MPH -51 ft/sec - @40MPH – 59 ft/sec. Hazard Detection + Reaction Time + Stopping Distance = Safe Stop or Crash?

## TREASURER'S REPORT – DIANA WRIGHT

This has been a great year for Malvern. We've had several members that were late on dues able to catch up. I want to thank you all for your positive responses to my inquiries when I contact you.

Being able to email your invoice has been a wonderful timesaver for me. I've had several requests to automate the payment process more letting you pay with your credit card. This is really not feasible for us because then the Malvern Club would be subject to credit card charge back and credit card dispute. Since we are a volunteer board this could be cumbersome and extremely time consuming for whoever is in the position of treasurer.

The 2020 budget is balanced and reflects a dues increase in the amount of \$25 per year. I recommend this would increase the first minimum installment to \$350. The second installment would remain \$225.

## DRAFT MALVERN OF MADISON 2020 BUDGET

	Budget 2019	Actual as of 9/26/2019	Bud. vs Act. 9/26/2019	Budget 2020	2019/2020 Comments
<b>Accounting</b>	\$2,000	\$875	\$1,125	\$3,000	Services, including invoicing, financial reports
<b>Administrative</b>	\$2,200	\$1,021	\$613	\$2,200	
General		\$165		\$350	Advertising, collection costs, bank charges
Office Supplies		\$92		\$400	Envelopes, ink, paper
Postage		\$586		\$1,000	Newsletters, bills
Printing		\$178		\$450	Newsletters, disclosure packets
<b>Bad debt</b>	\$2,750	\$255	\$2,495	\$2,000	
<b>Dam Drain required to complete in 2020</b>	\$10,000			\$10,000	
<b>Grounds</b>	\$5,400	\$5,204	\$10,196	\$18,500	Common Property maintenance and Lake maintenance
<b>Licenses</b>	\$500	\$99	\$401	\$500	Licenses required by VA state
<b>Insurance</b>	\$5,300	\$5,329	(\$29)	\$5,500	Insurance to cover Fidelity of officers and General Liability
<b>Legal fees</b>	\$2,000	\$3,218	(\$1,218)	\$2,000	Collections and consulting
<b>Vacant lot mowing(moved to grounds)</b>	\$0		\$0	\$0	Remove this line
<b>Clubhouse and Annex Building</b>	\$4,900	\$9,356	(\$4,456)	\$6,900	Maintenance, repairs & Surveillance
Building Necessary Maintenance	\$2,300	\$7,700	(\$5,400)	\$2,800	
Cleaning/houskeeping service	\$1,200	\$374	\$826	\$1,200	
Maintenance	\$1,000	\$872	\$128	\$2,500	
Supplies	\$100	\$410	(\$310)	\$400	
Surveillance camera maintenance	\$300	\$0	\$300	\$0	
<b>Pool</b>	\$10,930	\$8,457	\$2,473	\$10,200	Chemicals, cleaning & maintenance
<b>Playground</b>	\$900	\$0	\$900	\$900	Maintain mulch
<b>Roads</b>	\$37,500	\$22,417	\$15,083	\$39,500	
Easement	\$1,000		\$1,000	\$1,000	Trees, drainage, repairs
Maintenance	\$1,500	\$0	\$1,500	\$3,500	Repairs
Road repairs	\$30,000	\$17,860	\$12,140	\$30,000	
Snow removal	\$5,000	\$4,557	\$443	\$5,000	
<b>Social events, Garage Sales, &amp; Firewise</b>	\$500	\$79	\$421	\$500	Yard sales, winter social
<b>Electric</b>	\$7,200	\$3,336	\$3,864	\$7,200	Clubhouse, entrance and mail area \$600 x 12
<b>Telephone, cable, internet</b>	\$2,000	\$1,013	\$987	\$2,000	
<b>Reserve fund deposit per long term plan</b>	\$32,520	\$32,520	\$0	\$35,450	
<b>Total Expenses Projected</b>	\$116,600		\$32,856	\$146,350	
<b>Funds from retained earnings</b>					
<b>Current year actual expenses to date</b>		\$93,178			
<b>Projected/actual Income from member dues</b>	\$128,700	\$128,700		\$134,550	
<b>Income Other</b>	\$8,200	\$8,830		\$8,800	Clubhouse revenue and Disclosure Packets
<b>Interest Income</b>		\$ 2,987		\$ 3,000	Higher Interest rate due to CD investment in 2019
<b>Total Revenue Projected/Actual</b>	\$136,900	\$137,530		\$146,350	
<b>Note to all members - the budget proposed for 2020 shows that we have the ability to pay our bills &amp; add back to our reserve.</b>					
<b>Special Expenditures to be approved in 2020</b>					
<b>1. Roads Paving per 5 year plan</b>					
Road major repair to preserve quality		\$265,000			Paving of Malvern Dr. in 2020 per 5 year plan
Funds from reserve and retained earnings		(\$235,000)			\$145K reserve plus \$90K retained earnings
Funds from 2020 operating budget		\$30,000			Funds to come from 2020 budget
Balance of funds left over will go back into retained earnings					
<b>2. Dam Drain fund required by VA</b>					
Dam Drain funds saved in 2019	\$10,000				
Dam Drain funds needed in 2020	\$20,000	\$10K from retained earnings	\$10K from budget		
Total of 30K to complete the drain at the dam	\$30,000				
<b>9/26/19 Current balance of retained earnings</b>	\$102,000				
Any additional funds resulting from staying under budget are held as retained earnings					

# ANNUAL MEMBERSHIP MEETING

April 27, 2019 **DRAFT** Minutes

**Location:** Malvern Clubhouse, 905 Malvern Drive, Madison, Virginia.

**Sign-in:** Members signed in as they arrived, beginning at 9:30 a.m. Proxies were collected and tallied. Members with proxies were given cards showing the number of ballots they could cast during the meeting. Members who had paid for a pool key received a key.

**Quorum Present:** The Secretary reported that 79 lots were represented by members attending or proxies executed. The President announced that the minimum 50-member quorum requirement was met and called the meeting to order at 10:09 a.m.

## Board Members Present

President:	Rodney Taylor
1 <sup>st</sup> VP & Secretary:	Fred Bourque
Director:	Rick Collins
Director:	John Shanley

## Decisions & Actions

1. The minutes of the October 20, 2018, Regular Membership Meeting were approved.
2. Directors were elected to fill three full-term Board vacancies: Doug Beaver, Fred Bourque, and Grover Dean.
3. The pool will open on May 24<sup>th</sup>. Operating hours will be from 7:00 a.m. to 10:00 p.m. every day through Labor Day.
4. A Spring Pot Luck will be held at the Clubhouse on May 11<sup>th</sup>. It will go from 4 to 7 p.m.
5. A community yard sale will be held on Saturday, June 1<sup>st</sup>, from 8:00 a.m. to 3:00 p.m.
6. The members voted to repair the Activity Center according to what the Board decides, without setting a spending limit.
7. The members voted to proceed with developing a covenant to prohibit short-term rentals.
8. The Board advised that golf carts are not prohibited on Malvern roads.

## Committee Reports

**President.** Rodney opened the meeting. He said the membership meetings held twice a year are for the association members to tell the Board of Directors what the members want the association to do. He said the Board does not have information that the members don't have. The one exception is information regarding a member's association status, which is not to be disclosed to anyone other than that member and the Board. He encouraged the members to volunteer and to attend Board meetings to voice their opinions.

**Treasurer.** Fred reported that Diana had purchased two certificates of deposit for \$100,000 each earning 3% per annum. This was money that was in a money market account earning 0.25%. The CDs will earn about \$500 per month rather than \$500 per year, as before. Rodney commended Diana for taking the initiative to do that, then reported her report of the association's financial status as of April 11, 2019. We currently have \$198,604.61 in our Operating Funds accounts and \$256,039.19 in our Reserve Funds accounts, for a total of \$454,643.80 on hand.

**Architecture.** Fred said properties are being bought and sold in Malvern at an accelerated pace and that property values seem to be rising over the past several years.

**Clubhouse & Pool.** Fred said that repairs were made to the Clubhouse heat pump, which is now working well and not making noise. The work to get the pool ready for the summer began the first week of April. He said the pool looks much better than it did last year at this time. It is clear and sparkly, but still cold. The pool will open on May 24<sup>th</sup>, which is the last day of school in Madison County. It will be open daily from 7:00 a.m. to 10:00 p.m. through Labor Day.

**Lake & Grounds.** Rick said he ordered the carp to take care of the grass problem in the lake. The carp will be delivered on May 2<sup>nd</sup>. He plans to put in a barrier at the spillway end to prevent the fish from escaping into Dark Run. The carp cost \$25-\$30 each. Richard Hinz, who lives on that end of the lake, said he's seen blowing grass clippings collecting in the lake and at the spillway. Rick asked that members on the lake lots be careful to mow so that the clippings are ejected away from the lake. Fred asked Rick to tell the MSL people not to blow grass clippings into the pool. Rick said there is no news on the emergency drawdown system at the dam. Rick thanked Debra and Grover Dean and Don Nicholson for beautifying the entrance. It looks great. He asked that members let him know when they see lights out after dark at the mailbox area so he can replace burnt-out bulbs. He also asked that members trim their trees and bushes back 6 to 8 feet from the road pavement and 12 to 15 feet above the pavement. This is the clearance required for firetrucks and other large emergency vehicles. The Clubhouse dock needs new decking. Rick asked for volunteers to help with that.

**Roads.** Rodney said TJ said that the patch at the entrance is rough and the paving contractor will redo it. Rodney said TJ is leaving the Board after 6 years, so we will likely have a new Roads Committee chair. Rodney asked anyone who knows about road maintenance to please volunteer for that committee.

**Social Events.** Fred said Diana has planned a Spring Pot Luck at the Clubhouse on May 11<sup>th</sup>. It will go from 4 to 7 p.m. and will be open to all Malvern members and their families.

**Firewise.** Susan Korfanty encouraged members to participate in the revived Firewise Program. She showed the logs, posted on the Malvern website, that members can use to keep track of the hours expended and expenses incurred mowing, trimming, dead-tree clearing, underbrush removal, and other fire-prevention activities. She said she would announce the date for the chipper when she has it scheduled. She said there is information on Firewise on the Malvern website.

**Yard Sale.** Rodney said Ellie Tarbous is planning a community yard sale on Saturday, June 1<sup>st</sup>, from 8:00 to 3:00. Contact Ellie to participate.

**Trash Pickup.** Fred said Nancy Negron is planning a spring pickup, dates not yet set. Malvern has accepted responsibility for a 2-mile stretch of Oak Park Road, from the Dark Run bridge south to Carpenter's Mill. Contact Nancy to participate.

## Board of Directors Election

Rodney said there are three seats to be filled: Fred's, TJ's, and Jason Woodward's. TJ has reached the 6-year limit for continuous Board service; and Jason is unable to continue due to his work schedule. Rodney cautioned people coming onto the Board that the Board is not the place to try to accomplish something personal. Everything the  
(continued next page)

## DRAFT MINUTES (continued from previous page)

Board does is according to the Bylaws, the Deed of Dedication (covenants), and the Virginia Property Owners Association Act. He said the rules in place in the community are not arbitrary; they are in each property owner's deed, and we all agreed to abide by those rules when we bought our properties. The Board's responsibility is to manage the affairs of the association. If the members want to change a rule, they can do so by amending the covenants, which takes a two-thirds vote of all lots. Six members have agreed to serve if elected: Fred, Doug and Carol Beaver, Grover Dean, Don Nicholson, and Tanya Klemick. Each, in turn, made a statement; and the vote was then taken by secret written ballot.

### Old Business

**Activity Center.** Rodney reminded everyone that the Activity Center is now available for member activities. Members in good standing may reserve the facility at no charge. To make reservations, contact Fred at 540.738.2200. Rodney said that some members have requested that the flooring in the big room be replaced. After discussion, Bud Kreh moved to repair the Activity Center according to what the Board decides, without setting a spending limit. The motion carried unanimously on a voice vote.

**Boat Rack.** Rodney described several options for installing a new boat rack somewhere near the lake. He said none of the options are cost-effective. There was no motion to continue exploring this initiative.

**Escape Route.** John said he has been researching the possibility of establishing a second exit at the end of Aroda Road. He is trying to determine whether VDOT still has a right-of-way through the adjacent external property. So far, he doesn't have an answer. Rodney said another option would be along Surrey Court. Those lots back up to a field that connects to a private driveway that connects to a state-maintained road that leads out to Elly Road. He said it would take a complicated legal arrangement involving several external property owners and would require the services of the association's attorney. He cautioned that legal services are expensive, and the Board would not engage with our attorney of record until the membership had expressed a willingness to expend the effort and spend the money. He said the Board is not equipped to take this on but that a member or group of members could form a committee to research this option. There was no motion to continue this initiative at this time.

### New Business

**Reserve Study/5-Year Plan.** Rodney thanked Ed Johnson and the Reserve Study Committee for their work. The documents are viewable on the Malvern website. He then described the paving plan that is at the heart of the study and explains the need for periodic dues increases. He said the plan includes a \$25 dues increase in 2020 to help pay for repaving Malvern Drive and Covered Bridge up to Powderhorn. Then in 2024 another \$25 increase would help pay for paving the rest of Covered Bridge, Liberty Lane, and Ashlawn. That way, in 5 years (2020-2024) we would have new paving for 85 to 90 percent of the traffic in the community. The Reserve Study and the 5-Year Plan do not require membership approval; they are planning tools the Board uses to develop budgets for short- and long-term requirements.

**Short-term Rentals.** Rodney talked about potential Air B&B activity in Malvern. He said other HOAs in Madison County have contacted him to see if Malvern had a policy, which they would like to copy, to prohibit short-term rentals, which have become a concern, not just in our area but across the country. We don't have such a policy, but Rodney said we might consider having one. After discussion, Susan Korfanty moved to proceed with developing a covenant to prohibit short-term rentals; Lore Bourque seconded. Rodney reminded the members that this covenant would require the agreement of two-thirds of the community, or 156 lots. He said the development activity would take time, requiring research and legal counsel. He said the vote itself would have to be written but that it could be done over several months. Carol Beaver volunteered to be on a committee to work on this. The motion carried on a voice vote.

### Open Forum

**Golf Carts.** Tammy Bionelli asked if golf carts are permitted on Malvern roads. Grover Dean said that they would have been prohibited under the old, rescinded ordinance permitting the Sheriff to patrol Malvern. As a private community with its own roads, however, golf carts are not prohibited by the State. Rodney said there is nothing in the covenants prohibiting them.

**Rocks.** Valerie Cruz thanked everyone who helped her and José toss big rocks off her driveway down the embankment to fill the hole at the edge of Dark Run. She said they have more rocks coming and could use more help. She will advise the Board when that is so an announcement could be made.

### Election Results & 2019 Board Assignments

Directors were elected to fill three full-term Board vacancies: Doug Beaver, Fred Bourque, and Grover Dean.

Following the meeting, the Board met to elect officers and make committee assignments for 2019, as follows:

President:	Rodney Taylor
1 <sup>st</sup> VP & Secretary:	Fred Bourque
2 <sup>nd</sup> VP:	Grover Dean
Treasurer:	Diana Wright
Architecture:	Fred Bourque
Clubhouse & Pool:	Fred Bourque
Lake & Grounds:	Rick Collins
Roads:	Grover Dean
Social Events:	Diana Wright

**Meeting Adjourned at 12:18 p.m.** The next membership meeting is the Regular Membership Meeting, October 19, 2019, at the Clubhouse.

## ARCHITECTURE – FRED BOURQUE

You've probably noticed all of the For Sale signs. The long real estate drought seems to have broken, and properties are moving again in Malvern. Lots and houses are selling, new houses are going up, and old ones are getting renovated. There have been over a dozen transactions this year and a bunch of construction projects underway or approved. At my last count, I had lost count. This is all good news for us, as sale prices for houses seem to be up. If you are one of our new members, or a returning member, please join us at the Fall Membership Meeting or a future Board meeting. And welcome!

## HALLOWEEN IN MALVERN – OCTOBER 31

Would you like ghosts and goblins, princesses and pirates, superheroes and villains to visit your house this year for a treat? If so, say "YES" to Trick or Treating in Malvern with Lot # or address to 703-477-7745 or email [ktharrison@yahoo.com](mailto:ktharrison@yahoo.com).

Based upon responses, we will create a Trick or Treat Map for our kids to use during the designated hours of 6:00pm –8:00pm on Thursday, October 31st. All that is needed is community participation to leave porch lights on or candy at bottom of driveways or any other creative way to indicate you are open to treaters.

All those interested in trick or treating meet at the clubhouse parking lot between 5:30 and 6 to get a map and glowsticks. Appreciate parents helping kids get around the neighborhood, either by car, bike or foot! Hope to see you out there!

## ASHLAWN DOCK



What's this? Read the Lake and Grounds Report to find out ...

## LAKE AND GROUNDS – RICK COLLINS

If you have been to the Lake at the North Dock, you may have wondered what the gate and rope were doing there. These were installed over the summer and finally seem to prevent the geese from fouling the dock. Other control ideas were considered, but this seemed to be the least expensive to try. So far Success!

The dam will still need a Low-Level Drain to satisfy state requirements. This project will need to be completed in 2020 so that we can get an Operational Certificate.

A contractor has been trimming the trees and limbs that encroach on our roads. We will need to do this on an annual basis to keep the limbs six feet back from the edge and twelve to fifteen feet above. Keep in mind that if you do this on your property you will be saving your dues money for other more needed work.

The mail area has benefitted from a member's donation of a flag and pole which completes the new landscaping at the entrance. If you have suggestions for other projects, please come to the meeting and share them with us.

## COMMUNITY REMINDERS



1. Always obey the speed limit signs out of respect for fellow members.
2. Be courteous to pedestrians and cyclists when driving on Malvern roads.
3. Mow so that grass clippings are not thrown into Malvern roads.
4. Each lot owner is responsible for keeping the road easement along their lot mowed and trimmed.

## SOCIAL EVENTS – DIANA WRIGHT

I am increasing the frequency of social "open house", bring a dish to share gatherings. Katie Ignaszewski is heading up the October 31 "trick or treating" in Malvern. Thank you Katie! There will be a Christmas social on Saturday, December 14. Save the date!

# NOTICE OF REGULAR MEMBERSHIP MEETING

**Where:** Malvern Clubhouse  
905 Malvern Drive, Madison, VA

**Date:** Saturday, October 19, 2019

**Sign in:** 9:30 until 10:00 a.m.

**Meeting:** 10:00 a.m.

**Agenda:** 1) Approval of the 2020 Annual Budget; 2) reports and other business of the Association

## Items to be voted upon:

1. **2020 Annual Budget:** one of the purposes of the October membership meeting is for the membership to consider and approve the budget for the forthcoming fiscal year. The budget is prepared by the treasurer with input from the other officers, directors and committee chairmen. The membership needs to approve the budget at the October meeting. Capital improvements, if proposed, need a two-thirds affirmative vote for approval, which requires a written ballot. The remainder of the budget needs just a majority vote for approval.

There must be at least 50 lots represented in person or by proxy to hold the meeting. There are only 2 membership meetings each year. These meetings are a necessity to ensure proper maintenance of our common amenities, which include over 8½ miles of roadways, signs, culverts, clubhouse, pool, lake, playground and common areas. Proper maintenance of our amenities helps to preserve the value of your property. So please either attend the meeting or alternatively provide a signed proxy as instructed below.

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## 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 2019 Regular Meeting to be held on Saturday, October 19, 2019 at 10:00 AM, at the Malvern Clubhouse, and carries with it the full right to cast votes allocated to said lot or lots as the proxy holder 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 lots represented either in person or by proxy. Your proxy may also be used on majority votes and on votes requiring a two-thirds vote of members voting either in person or by proxy. You are instructing the member you assign this proxy to vote your wishes or to vote in the same manner as the member will vote.



**Malvern Club Inc.**  
**905 Malvern Drive**  
**Madison, VA 22727**

ADDRESS CORRECTION REQUESTED