

# The Malvern Communicator

October 2024

## PRESIDENT'S NOTES – DAVID KALISH

**Lake:** Spillway is now running for the first time this year thanks to the recent rains. The water level is now only about 2 inches below average. Starting in 2025 the Lake will have its own separate budget. These funds will maintain the Dock and Lake side slope and downslope on the back of the Dam. They will also be used to fund stocking the Lake. Great news is that the PH of the Lake has risen from 6.8 early this Spring to 7.0 currently. Bass need 7.0 and up to grow and be healthy. DCR website info. Matt Swett has agreed to take charge of the Lake & I will be assisting him. Now that the PH is good, we need to stock the Lake first with feeder fish, mainly Guppies followed by some Red Ear Sunfish the following months. If you catch any perch or Crappie do not throw them back; dispose of them. They eat the Bass's food supply and the Bass will not eat them. Matt will be working on the stocking soon. I am going to provide him with all the information I have from the State. In case any do not know, The State of Virginia Governs our lake. DCR and the DWR.

**Buildings:** I will be making a detailed list of work that is needed. Some of the more important items are painting the iron columns and exterior ceilings prior to patio replacement. Painting all the white exterior trim at the Clubhouse. A BBQ hut has been approved, Lowes under \$500. A concrete pad will be built and the hut mounted on before the Spring BBQ season begins. This hut must be used only, the current slate patio is a mess with BBQ grease. Other minor areas of concern are small, like the pool pump room doors need work. The pool well also needs attention. Brown water!?! We are looking into the cause to determine the best course of action. Pull the pump up several feet?

Install a filtration system? Worst case, a new well. A water test should determine if it is rust from the old casing or muddy from sediment in the well. At least we have the time to solve the problem so it will be open on time next year.

**Grounds:** Most homeowners are doing a great job of maintaining their road frontage. The wooded lots are a lot more demanding as you can see. Fallen branches on the road and shoulder. Take a walk on your frontage and look up. If you see a problem the Power company will take care of it IF IT is near any power lines.

They just took down 3 large trees on Ashlawn only a few weeks ago. Remember the more you members do the more it helps to keep our Annual dues where they are. Just the simple task of maintaining the beauty of your lot means a lot to the community. For vacant lot owners, just a reminder please cut the tall grass and some lots already have autumn olive growing in them. This became the owner's responsibility 3 years ago.

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## SOCIAL EVENTS – ELLIE TARBOUS

Thank you to all who came to our St. Patrick's Day covered dish dinner, our Easter Egg Hunt, and our July 4th picnic. All were fun times and successful events.

Upcoming we will host a "Friendsgiving" on November 16th. We will provide the turkey and are asking for everyone else to provide either a side dish or a dessert.

We will also be celebrating Christmas on December 14th with a pancake breakfast with Santa. This event is open to the community so come and enjoy the children with Santa and a hearty breakfast!

## October Membership Meeting

**Where:** Malvern Clubhouse  
905 Malvern Drive  
**Date:** Saturday, October 19, 2024  
**Sign in:** 9:00 until 9:45 a.m.  
**Meeting:** 10:00 a.m.

**Agenda:** 2025 budget approval, Board reports, and open forum for member input to the Board.  
**Proxy:** Please grant your vote to a community or Board member if you can't attend the meeting – see page 3 for the form.

## DRAFT MALVERN OF MADISON 2025 OPERATIONS BUDGET

Line Item	2024 Budget	2024 Projected	2025 Budget	Description
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### EXPENSES

1. Administration	\$2,500	\$2,200	\$2,300	
2. Accounting services	\$1,000	\$1,090	\$1,200	
3. Insurance	\$6,000	\$6,000	\$6,000	
4. Business licenses and permits	\$2,000	\$850	\$1,000	
5. Bad debt	\$0	\$0	\$1,000	
6. Legal fees	\$0	\$0	\$1,000	
7. Taxes	\$100	\$250	\$300	
8. Buildings, Ground and Lake	\$17,000	\$15,600	\$17,000	
8a. Lake, Dam, and Dock			\$5,000	
9. Clubhouse and Annex	\$5,000	\$4,000	\$6,000	
10. Pool	\$12,000	\$8,500	\$9,000	
11. Playground	\$3,000	\$3,000	\$3,000	
12. Road maintenance and repairs	\$5,000	\$6,700	\$5,000	
13. Snow removal	\$6,000	\$4,500	\$6,000	
14. Social events, yard sale	\$2,000	\$2,000	\$2,000	
15. Electric	\$10,000	\$6,500	\$8,000	
16. Comcast internet	\$1,600	\$1,600	\$1,600	
17. Reconcile & unallocated				
<b>18. Total Yearly Fixed Expenses</b>	<b>\$73,200</b>	<b>\$62,790</b>	<b>\$75,400</b>	
19. Reserve fund deposit	\$38,375	\$40,000	\$40,000	
20. Savings deposit for roads	\$20,000	\$25,000	\$25,000	
<b>21. Total Expenses</b>	<b>\$131,575</b>	<b>\$127,790</b>	<b>\$140,400</b>	
<b>22. Operating surplus funds</b>	<b>\$8,825</b>	<b>\$12,610</b>	<b>\$0</b>	

### INCOME

23. Annual Dues	\$140,400	\$134,550	\$140,400	
24. Fees	\$13,000	\$12,584		
25. Clubhouse use fees	\$7,000	\$6,410		
26. Late fees	\$780	\$1,024		
27. Resale certificates	\$390	\$390		
28. Pool key fees	\$2,830	\$2,760		
29. Road impact fees	\$2,000	\$2,000		
<b>30. Interest Income</b>	<b>\$500</b>	<b>\$5,289</b>	<b>\$2,000</b>	
<b>31. Total Income</b>	<b>\$153,900</b>	<b>\$152,423</b>	<b>\$142,400</b>	

### RESERVE FUND

32. Clubhouse plumbing (5-year plan)		\$11,200	\$0	
33. New well (5-year plan)		\$27,200	\$0	
34. Roads - Repaving (5-year plan)	\$206,800	\$206,800	\$0	
<b>35. Expected Reserve Fund Total</b>	<b>\$245,200</b>	<b>\$106,000</b>	<b>\$171,000</b>	

## FIVE YEAR PLAN FOR YEARS 2024 THROUGH 2029

ITEM	2024	2025	2026	2027	2028	Lots	\$140,400
<b>DUES</b>	\$600	\$600	\$600	\$600	\$625	234	\$146,250
<b>Budgeted Expenses</b>							
<b>Annual Fixed Expenses</b> Increases 2% per year	\$74,300	\$75,400	\$76,908	\$78,416	\$79,924	2%	
Deposit / Reserved	\$38,375	\$40,000	\$40,000	\$40,000	\$41,326		
Set-aside	\$20,000	\$25,000	\$25,000	\$25,000	\$25,000		
<b>Total Expenses</b>	\$140,400	\$140,400	\$140,400	\$140,400	\$146,250		
<b>REVENUE</b>							
HOA DUES	\$140,400	\$140,400	\$140,400	\$140,400	\$146,250		
Clubhouse	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500		
Pool	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400		
Bank Interest	\$2,000	\$2,000	\$3,000	\$4,000	\$4,000		
Total other than dues	\$11,900	\$11,900	\$12,900	\$13,900	\$13,900		
<b>TOTAL REVENUE</b>	\$152,300	\$152,300	\$153,300	\$154,300	\$160,150		
<b>RESERVED FUNDS</b>							
ITEM	2023	2024	2025	2026	2027	2028	
<b>Previous Balance</b>	<b>\$222,135</b>						
<b>Expenditures</b>							
Well/Plumbing		\$49,080					
Roads/Grounds		\$203,830					
Pool/Pump		\$5,000					
<b>TOTAL</b>		<b>\$257,910</b>					
<b>CURRENT BALANCE</b>		<b>\$110,000</b>	\$175,000	\$240,000	\$305,000	\$371,326	

### CLUBHOUSE – STEPHEN LANGONE

The two-inch water supply line feeding the Clubhouse, from the well located under the wooden pool sundeck failed. The supply line ruptured somewhere under the paved parking area. The board voted to install an additional well just to support the clubhouse. This project would also replace ALL water supply lines within the crawl space. These lines were reported to be in need of repair or replacement, due to age, leaking and various obsolete connections.

The total Capital Component Well project cost to provide potable water service to the Malvern clubhouse was \$49,080; Electrical: \$2,893; Plumbing: \$11,290; Well Drilling \$29,667; Ground Restoration \$5,230. This project has corrected the low water pressure affecting the clubhouse. This expenditure was taken from the Reserve Funding and was not listed on any five year plan. This was an unforeseen defect needing emergency repairs.

The clubhouse entrance stone patio will still need to be replaced and is addressed in the five-year plan. The total cost for this project is estimated at \$65,000 per estimated cost received in 2024.

### CLUBHOUSE RESERVATIONS:

The first nine weeks of this fiscal year (2024) the clubhouse was closed due to lack of water.

The cost of occupying the clubhouse increased by \$50 to a new total of \$120 per night. The clubhouse has been reserved at least three weekends per month since March.

### ROADS – CHRIS DICKENS

The repaving project of Malvern roads consisted of half of Ashlawn Drive to include the cul-de-sac, \$48,059. Turkey Trot and cul-de-sac at a cost of \$33,034. Old Forge, \$90,080, and Windmill, \$24,086. Additional landscaping of the road edge and seeding, cost of \$8,564. The total Reserved Funding cost for this road project is \$203,832.

Any other major paving will not be done until funds increase. Hope for a slow snow winter so that the snow removal costs can be kept low. Any emergency repairs will be taken care of depending on severity.



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

ADDRESS CORRECTION REQUESTED

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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 2024 Regular Meeting to be held on Saturday, October 19, 2024, 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.