

The Malvern Communicator

April 2025

PRESIDENT'S REPORT – DAVID KALISH

2024 was a productive year for Malvern: many road improvements, Clubhouse upgrades and well water issues resolved. The clubhouse and pool are now on separate water supplies. Just a reminder that our lake is under the jurisdiction of the state of Virginia DCR (Department of Conservation and Recreation) which requires a fishing license to fish. You can go online to the DCR to check it out. The Malvern Pool is for our members to enjoy. Please use your FOB (electronic key). Too many people are being let in that do not have a key or say they forgot their key. Let them go get it. This has to stop because the pool easily gets overburdened, costing more to maintain and makes it less enjoyable. According to health regulations, our pool is designed to accommodate about 45 people. The rules state no food or drink (picnic tables under the trees are for that). However, if you need to bring drinks into the pool area absolutely NO GLASS and water only would be appreciated. The pool is for your enjoyment please take care of it. Every little bit helps.

2025 is off to a very challenging start. The snow hit Malvern hard. Snow removal costs were about \$19,000 +. The extremely cold temperatures caused considerable road damage. Some repairs have already been done, more repairs to come. Malvern is already over the repair budget. Malvern's top 3 budget expenses are: (continued on next page)

CURRENT MALVERN BOARD MEMBERS:

Dave Kalish: President
Steve Langone: 1st VP, Treasurer
Pat Rowe: 2nd VP, Secretary
Chris Dickens: Roads
Steve Langone: Clubhouse
Ellie Tarbous Director, Social Events
Dave Kalish: Lake, Grounds, Architectural
Diana Wright: Director
Diana Elizabeth MacKenzie Stuart: Director, Pool

BOARD MEMBER ELECTIONS

We have openings for 2 new board members this coming April. The Board meets on the 2nd Thursday of the month, several months of the year. Your commitment can be as a director, allowing you to experience the Board without a specific responsibility. Please consider the openings and attend a Board meeting if you would like to learn more about our board. This is a volunteer position that does not require a lot of hours. Our by-laws specify that the Board is comprised of 7 members. Each term is 2 years. Please contact Melody Langone (703) 843-6567, Nominating Committee, for more information.



Annual Meeting April 26, 2025

ANNUAL MEMBERSHIP MEETING

Where: Malvern Clubhouse
Date: Saturday, April 26, 2025
Sign in: 9:00 until 10:00 a.m.
Meeting: 10:00 a.m.
Agenda: 1) Approval of Regular Meeting Minutes;
2) election of new directors;
3) Reports;
4) Other business of the Association

COMMUNITY EVENTS AND INFORMATION

Check here for upcoming social events and posts:
<https://www.facebook.com/profile.php?id=61557077324625>
and/or here:
<https://nextdoor.com/neighborhood/malvernofmadison--madison--va>



PRESIDENT'S REPORT (continued)

- 1) Roads
- 2) Buildings and Grounds
- 3) Swimming Pool.

Mother Nature gave Malvern a reality check. Long term weather predictions indicate great possibility of severe winter weather over the next 3-5 years. Malvern is faced with making budgetary and financial adjustments. Possible fee increases for use of amenities, even dues increases may be necessary. The Board strives to keep dues low but it's hard to keep up with inflation.

Some things that you can do to help ease the Grounds budget are to maintain your property near the road. If you have dead trees or branches encroaching on the road please clear them out. If you have dead trees near the power lines, notify the electric company and they will take it down for you but not necessarily clean it up (you would be responsible to clean it up). Several trees on Ashlawn Drive were taken down by the power company. Malvern has an easement to maintain. The trees and branches I am talking about are on the Homeowner's lot and their responsibility. We do appreciate all those who cleaned up their branches with the last winter storm.

Malvern properties are holding their value very well. Just check out the real estate market. We are a wonderful community and I am proud to live here.

David Kalish, President

ROADS AND SNOW REMOVAL

This year we spent over \$18,000 dollars on snow plowing and salting operations, keeping Malvern roads safe and clear. Malvern Club Inc. only budgets \$6,000 dollars per year for this operation. The balance will be allocated from the reserved funds set aside for capital components and the five-year plan.

POOL KEYS

This year Malvern Club Inc. has implemented a Key FOB system to access the pool area. Once you purchase the FOB it's yours to keep and use it every year. Just pay the yearly pool access fee each year. The keychain FOB is approximately a size of a quarter. This electronic key FOB will allow pool access during pool hours only.

To use, hold the Key FOB to the lock (lifting the clear weather cover plate first) and the light will turn green allowing access. Members who previously have paid for a pool key may pick up their new key prior to the start of the meeting. The cost of the new key (FOB) is \$50 for those members wishing to purchase a key at the meeting. These keys will need to be programed and handed out the following Saturday.



CLUBHOUSE RESERVATIONS AND OPERATIONS

The Malvern Clubhouse has been occupied by residents approximately two weekends per month since April 2024. The first three months of 2024 the clubhouse was closed due to no water. The clubhouse now operates from its own 700 feet deep well. This well was an unscheduled capital component expense but was needed in supporting the clubhouse. In addition, all of the clubhouse water supply lines under the clubhouse in the crawlspace were replaced, insuring no leaks of the plumbing system. Total investment \$43,000.00.

New dining room tables were purchased with the funds generated from the 2024 clubhouse reservations. These are commercial grade tables and chairs with cushions seats. Chairs can be easily moved because they are lightweight and made of aluminum.

Painting of several rooms is to be scheduled for the summer. This will be scheduled around the reservations; we may add some color this year.

There have been two complaints about the condition of the slate walkway and wooden ramp in front of the clubhouse. Two people tripped on the wooden ramp. The Board is addressing this issue and will have a decision addressing the ramp and entrance way. This is another large capital component cost that will need be addressed.

2024 Year-end Statement of Income and Expenses

Expenses	2024 Budget	2024 Actual	2025 Budget	Comments
1. Administrative (overhead)	\$2,300	\$1,615	\$2,300	Services, including invoicing, financial reports
2. Accounting Services	\$1,000	\$1,090	\$1,200	Tax preparation
3. Insurance	\$6,000	\$6,490	\$6,000	Insurance, Fidelity, General Liability
4. Licenses	\$2,000	\$1,230	\$1,000	Licenses required by VA state
5. Bad Debt	\$0	\$2,500	\$1,000	
6. Legal fees	\$0	\$0	\$1,000	Collections and consulting
7. Taxes	\$100	\$164	\$300	
8. Building, Grounds	\$17,000	\$13,040	\$17,000	
9. Lake	\$0	\$1,950	\$5,000	
10. Clubhouse, Annex Buildings	\$5,000	\$7,250	\$6,000	Maintenance, repairs & surveillance
11. Pool	\$12,000	\$8,250	\$9,000	Chemicals, cleaning & maintenance
12. Playground	\$3,000	\$1,475	\$3,000	Maintain mulch
13. Roads	\$5,000	\$900	\$5,000	
14. Snow removal	\$6,000	\$4,900	\$6,000	
15. Social events, garage sales	\$2,000	\$1,400	\$2,000	Yard sales, winter social
16. Electric	\$10,000	\$4,500	\$10,000	Two meters
17. Cable, internet	\$1,600	\$1,500	\$1,600	
Total Yearly Expenses	\$73,000	\$58,254	\$77,400	
18. Capital Components Reserve	\$38,375	\$40,000	\$38,375	
19. Deposit for Roads	\$20,000	\$20,000	\$20,000	
20. Operating Surplus	\$9,025	\$1,861	\$4,625	
Total Operating and Reserved Income	\$140,400	\$120,115	\$140,400	
22. Annual Dues	\$140,400	\$132,500	\$140,400	
23. Clubhouse use fees	\$1,000	\$6,520	\$3,000	
24. Late fees		\$580	\$120	
25. Resale certificates		\$390	\$130	
26. Pool key fees	\$2,300	\$3,380	\$3,500	
27. Road impact fees	\$3,000	\$2,500	\$0	
28. Interest Income	\$0	\$3,200	\$3,500	
Total Income	\$146,700	\$149,070	\$150,650	
Capital Component Expenditures				
30. Clubhouse entrance and patio			\$65,000	Possible Fall project
31. Pump House	\$6,500	\$6,500	\$0	Pool pump replacement
32. Clubhouse Well	\$37,000	\$32,692	\$0	New well for water utility (2 drilled)
33. Clubhouse Kitchen Renovations	\$9,000	\$11,340	\$0	Countertop, all crawlspace supply lines
34. Road Paving	\$203,000	\$209,333	\$0	Ashlawn, Old Forge, Turkey Trot and Windmill
Total Reserve Fund Expenditure		\$256,865		

MALVERN'S WEBSITE AND FURTHER READING LINKS...

Home Page: <https://malvernofmadison.org/>

October Membership Meeting Minutes: <https://www.malvernofmadison.org/minutes/minutes-2024-Fall.pdf>

2025 Approved Budget: <https://www.malvernofmadison.org/DocForm/2025-budget.pdf>

Facebook: <https://www.facebook.com/profile.php?id=61557077324625>

Nextdoor: <https://nextdoor.com/neighborhood/malvernofmadison--madison--va>

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 2025 Annual Meeting to be held on Saturday, April 26, 2025 at 10:00 AM, at the Malvern 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 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.