

The company's current plans at Malvern Manor are to:

- Build a clubhouse. The clubhouse will have a clubroom, meeting spaces, a fitness center and will be used as the new leasing center. The existing leasing office will be converted into a media room. While standard today, clubhouses were not routinely built at apartment communities in the 1940s. The company is fully committed to seeing that the clubhouse blends seamlessly with the existing architecture while providing the residents with the best in available amenity features.
- Construct a swimming pool. This amenity will be designed to accommodate residents and their guests in an attractive setting. Again, a standard feature in apartment communities today, this was not so in the 1940s. The presence of the pool will enhance the community's appeal and meet the many requests the company has received from residents over the years to add one.
- Create three new apartment buildings along Malvern Avenue. These buildings will contain a total of 27 new apartment homes, bringing the community's total to 303 apartments. Like the clubhouse, these structures will be consistent with the existing architectural appearance of the community. More on-site parking will be provided due to the addition of these apartments.
- Enhance landscaping. The company recognizes the significance of the mature willow oak trees along Malvern Avenue and intends to retain all of them. Gumenick Properties also will try to keep as many of the trees as possible elsewhere on the property. In addition, new tree plantings have been proposed along Grove Avenue and Cary Street where they do not exist currently and the level of plantings around the existing buildings will be enhanced.

