

The Century Farms Neighborhood Association

c/o Lieberman Management Services, Inc. 355 W. Dundee Road, #110, Buffalo Grove, IL 60089

January 28, 2008

2008 Budget 2008 Homeowners Assessment Bill

Dear Neighbor,

Enclosed you will find the approved 2008 Budget for the Century Farms Neighborhood Association and the 2008 Assessment Bill. **This year the Assessment Bill is due March 1, 2008.**

2007 was a year of many significant accomplishments:

- We developed a Master Plan for both short term and long term projects for the management of the common property. This is an incredible step toward envisioning the future of CF.
- After nearly 10 years as an association, we finally got a Reserve Study done (available online).
- As a result of these plans and careful financial management, we moved to a balanced budget approach rather than deficit spending for the first time in several years.
- We took deliberate steps to minimize speeding in the neighborhood and to address the blowing garbage issue. However there is still much we can do.
- We have nearly tripled the number of active volunteers this year. And there are 6 people running for the 3 available spots on our board.

We are thrilled that a new generation of volunteers is stepping forward, but we could still use your help! With even more brainstorming, we can be far more effective and efficient toward building the future of Century Farms that which we can all be proud.
WE NEED YOU.

Lieberman
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To contact the
CFNA Board,
please send them
an email to
cfna-board@
yahoogroups.com.

2007 was a year of significant accomplishments but it took board initiative. This year we were fortunate to have our first reserve study done. Since we have so much common area (just over 23 acres) including three atypical ponds, this took researching several firms and agreeing on one that matched our needs most closely. We decided on Reserve Advisors for many reasons, but perhaps the most important reason is that they have the largest staff with engineering and architectural degrees dedicated to just Reserve Study services. We also wanted to find a firm that could incorporate into their study a second reserve study for just the natural areas.

Did you know that Century Farms has savannahs, wetlands, prairies, buffers and natural wildflower areas? We knew we needed an expert in these areas to give us the full picture. We chose Josh Skolnick from Planning Resources to head up this portion. Both Reserve Advisors and Planning Resources are independent of each other and we knew that we needed both to create the ultimate Reserve Study that would address all our challenges. **Both the Reserve Study and the Planning Resources Management Plan will be available online via our Century Farms wiki page.** Please go to: <http://centuryfarms.org/wiki>, the username is: cfna_member and the password is: cfnapark2004. If you have any questions regarding the budget, please email the CFNA Finance Committee at cfna-finance@lists.centuryfarms.org.

Sincerely,
The CFNA Board of Directors

***In March, CF elections will take place; please remember to cast your vote.
Look for that mailing coming soon to your mailbox.***