

# *The Century Farms Neighborhood Association*

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

Feb. 11, 2008

Dear Neighbors:

This packet contains our 2007 year end Annual Statement which shows side by side our 2007 Budget and the actual amount of money spent as well as information regarding our upcoming meetings and election.

On March 11, 2008 the Century Farms Neighborhood Association will be having three meetings, one of which will be our Annual Meeting of the Members. This meeting will be held at the Naperville Area Chamber of Commerce offices located at 55 South Main Street, Suite 351 in the Main Street Promenade building in Downtown Naperville. We will be voting in our new board members on this day.

**In order for the election to be held and our volunteers to be elected in as board members, we need a quorum of at least 20% of voting members to attend the meeting in person and/or to send in their proxies.** (See Exhibit B to Century Farms Declaration of Covenants, Conditions, Restrictions and Easements, 4.02)

Each of the 253 households is entitled to one vote; therefore we need a minimum of at least 51 voters to be in attendance and/or submit valid proxies. Although we may have several homeowners present, the number of eligible voters may not be reached, so we ask that you:

**Please return your completed proxy form no later than March 09, 2008 to the proxy box located at 1608 Mohler Court. Your proxy form will help us reach a quorum to conduct the elections at this annual meeting.**

Do not place it in the mailbox or we may never get it. Alternatively, you can deliver it to any Board member, you can stop by the meeting and drop it off; or you can give it to someone you know that will be attending the meeting. In the event we do not receive enough proxies by March 10, you may be visited by a member of the board asking you to sign your proxy and or complete a ballot.

Understanding the importance of returning your proxy/ballot form is essential, here is a review of the following three documents:

- The Notice of Meeting,
- The Candidate Information and
- The Proxy/Ballot form.

***The Notice of Meeting*** outlines the three separate meetings on Tuesday, March 11, 2008. The reason for the three meetings results from the requirements of our Declaration and By-Laws. The first meeting is the last of the quarterly Regular Meetings of the Board of Directors and allows the current board to complete any old business such as ratify minutes and expenditures.

Lieberman  
Management  
Services, Inc.  
847-459-0000-D  
847-459-3003-F

President  
Fran Bixler  
Vice President  
Sean Flaherty

Secretary  
Tim Yao

Treasurer  
Bing Qian

Director  
Sanjay Shah

Director  
Greg Pizza

Director  
Altat Hussain

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

The second is the Annual Meeting of the Members of CFNA, and as owners of homes in Century Farms, we are all members. New Board Members Are Elected At This Meeting.

The third meeting is an Annual Meeting of the Board of Directors of CFNA, also required by the declaration/by-laws. The newly elected Board will conduct this meeting as well as having the officers designate which board positions they will hold.

*The Candidate Information Page* is just that, it contains the statements of the candidates who are running for Board positions. This year is very optimistic. While 3 (three) board positions are becoming available, we actually have 5 (five) candidates from whom to decide.

*The Proxy/Ballot Form* has three sections. You should complete and sign only one section. You should read them carefully, and decide which option you would like to choose. We can always email you extra Proxies/Ballots in case you misplace yours.

*We would prefer that you complete the ballot portion.* Since we have so many candidates from which to choose, we would prefer you vote for your candidate using a 1 – 5 system. Starting at 1 for being your first choice and following to 5 for your last choice as a board member. This is important for us to know who you would seek next. If a current board member needs to step down prior to the completion of their term, the board will seek to consider the candidate who you voted for in the fourth position to fill this vacancy and so on and so forth along with any new volunteers. (We will always follow the declarations and by-laws in regards to filling a vacant seat on the board.)

Clarification and reminder, that although Bing Qian is completing Dale Simonson's term, Dale's term is up on March 11<sup>th</sup>. So Bing needs to still run for the board to seek election for the 2008 to 2010 term.

**The board respectfully requests that you complete the ballot portion of the proxy section in order to ensure neighborhood preferences are acknowledged.**

**Members are requested to complete one section of the Proxy Form.**

**It is necessary to include your signature and address, otherwise the proxy will be deemed legally invalid and thus void.**

Thank you for taking your time to review and complete these materials.

Regards,  
Fran Bixler, CFNA President  
[cfna-board@yahogroups.com](mailto:cfna-board@yahogroups.com)

**REMEMBER WE REALLY DO NEED YOUR HELP!**

IF YOU HAVE EXPERIENCE FOR ANY OF OUR PROJECTS OR COMMITTEES  
OR WOULD LIKE TO OFFER IN HOUSE CONSULTING ON ONE OF OUR PLANS OR TASKS,  
WE WOULD LOVE TO GET YOUR INFORMATION.  
PLEASE E-MAIL THE BOARD YOUR NAME, PHONE NUMBER AND YOUR SPECIALIZATION  
SO THAT WHEN AN OPPORTUNITY PRESENTS ITSELF WE MAY CALL YOU.  
WE CAN'T CALL YOU IF WE DON'T KNOW THAT YOU WOULD BE WILLING TO HELP  
OR IN WHAT CAPACITY (EXPERTISE) YOU WOULD BE ABLE TO HELP.

HELP YOURSELF TO A BETTER NEIGHBORHOOD!

# The Century Farms Neighborhood Association

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## *Notice of Meeting*

**TO:** CENTURY FARMS NEIGHBORHOOD ASSOCIATION HOMEOWNERS

**RE:** **NOTICE OF MULTIPLE MEETINGS OF BOARD OF DIRECTORS**

**DATE:** TUESDAY, MARCH 11<sup>TH</sup>, 2008

**TIME:** 7:00 P.M

**LOCATION:** Cress Creek Country Club  
1215 Royal Saint George, Naperville, IL 60563

YOU ARE HEREBY NOTIFIED THAT THERE WILL BE A MULTIPLE MEETINGS OF THE BOARD OF DIRECTORS HELD FOR THE PURPOSE OF CONDUCTING ANY AND ALL BUSINESS OF THE ASSOCIATION.

NOTICE OF  
THE REGULAR BOARD MEETING OF  
THE CENTURY FARMS NEIGHBORHOOD ASSOCIATION

Agenda:

- I. Roll Call – Confirm Quorum
- II. Old Business
  - a. Ratify Minutes
- III. New Business
  - a. Ratify Expenses
  - b. Ratify new board member.
- IV. Adjournment

NOTICE OF  
THE 2008 ANNUAL MEMBERS MEETING\* OF  
THE CENTURY FARMS NEIGHBORHOOD ASSOCIATION

Agenda:

- I. Roll Call – Confirm Quorum
- II. Introduction of the Candidates
- III. Election Results
- IV. Adjournment

NOTICE OF  
THE 2008 ANNUAL BOARD MEETING\* OF  
THE CENTURY FARMS NEIGHBORHOOD ASSOCIATION

Agenda:

- I. Old Business
- II. New Business
  - Designate Board Positions
- III. Adjournment

If you would like to have an issue placed on the agenda,  
please email the board at [cfna-board@yahoogroups.com](mailto:cfna-board@yahoogroups.com) with your topic.

## Candidate Information

**Jason Xi**, 720 Conestoga Road, 630-717-4146 wrote:

I think I would make a good addition to the board because:

I have Master Degree in water and biological plus more than 13 years of engineering experiences including detention ponds design and management. I believe my joining will help our committee on a lot civil engineering decisions. I believe together we can make our community pretty and lower the home association fee.

My qualifications include:

- Bachelor degree in Civil Engineering
- M.S. degree from Ohio State University Environmental Engineering (Focusing on water)
- 13 years experience as civil engineer and project manager working for several private consultants firm.
- Currently I am working for CEMCON Ltd, which did the civil engineering design for our subdivision.

**Ken Budnik**, 1612 Mohler Court 630-579-1498 wrote:

I think I would make a good addition to the board because:

I would represent all 253 homes in Century Farm. I would use my own experience, but still listen to homeowners when making large financial decisions. There will always be an open book policy regarding what the Board is working on for our neighborhood and there will always be an updated real-time spending budget for all homeowners to see well in advance of the next year. For the last three years, I've been replacing light bulbs (as needed) around the monuments. I've been living in Century Farm for seven years and would be honored to represent the community and give something back.

My qualifications include:

Professionally, I am a Project Manager/Consultant and work with Architects/Engineers and Property Management. I have had experience working and developing subdivisions similar to Century Farm (worked for a competitor of Kimball Hill). I'm very familiar with dealing and managing contractors and the bidding process. I manage client's money; prepare budgets/estimates, contracts, etc. It is my job to minimize my client's expenses. I will bring this experience to the Board while reasonably maintaining our common areas based on what the majority of homeowners agree upon for the future of Century Farm.

Education:

- Bachelor of Science in Management, Northern Illinois
- Degree in Construction Management, Washburne, Chicago IL
- Illinois Licensed Real-Estate Appraiser

## Candidate Information Continued

**Bing Qian**, 631 Commons Road, 630-428-2898 wrote:

I think I would make a good addition to the board because:

With my background and my professional knowledge, I'm interested in the treasurer's position. I'm willing to devote my time and knowledge to help strengthen our neighborhood association's financial position and ensure we meet all the required accounting standards. I'm willing to support and do as much as I can for our community. I've been living in Century Farm for over 7 years. I would love to contribute and give something back to community.

My qualifications include:

I'm an Illinois licensed Certified Public Accountant. I have many years of both accounting and finance experience in non-profit, accounting firm and various corporations. Currently I'm also the treasurer of two entities in the company I work for. I'm a detail-oriented team player with analytical skills and strong work ethic. My background covers financial reporting, financial analysis, budget, internal and external auditing. I'm also excellent in many computer skills including SAP, PeopleSoft, Peachtree and MS Office.

**X. Joe Zhou**, 707 Conestoga Road, 312-413-3979 wrote:

I think I would make a good addition to the board because:

I'd like to enrich our community.

My qualifications include:

Have lived in Century Farms for almost 5 years.

**Don Sturn**, 928 Commons Road, 630-527-0590 wrote:

I think I would make a good addition to the board because:

I care about maintaining our entire community, where we all benefit from individuals caring about their own property to everyone caring about our common areas, and am willing to work to that end. I understand the need to be involved with taking action – not just talking about what is wrong.

My qualifications include:

Member of the pond committee and spent over 40 hours working to remove pond willows and other overwhelming weeds from Pond I during previous summer. I served over 10 years on the American Community Support Association Board for American Embassy, two terms as President, in Bangkok, Thailand.

# CFNA PROXY/BALLOT

## I. General Proxy

I, (print name) \_\_\_\_\_, owner of the property located at (street address) \_\_\_\_\_, and member of the Century Farms Neighborhood Association, hereby appoint (enter designee (optional)) \_\_\_\_\_, or the Board of Directors, if no name is specified, as attorney and agent for me, to vote as my proxy at the Annual Members' Meeting to be held Tuesday, March 11, 2008 with full power to cast my vote on any other business that should come before the Association as if I were then personally present, and authorize my attorney and agent to act for me and in my name and stead as fully as I could act if I were present, giving to my attorney and agent full power of substitution and revocation. This proxy will expire upon the completion of the Annual Members' meeting unless sooner revoked.

IN WITNESS WHEREOF, I have executed this proxy on the \_\_\_ Day of \_\_\_\_\_, 2008

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

-----OR-----

## II. General Proxy and Ballot

I, (print name) \_\_\_\_\_, owner of the property located at (street address) \_\_\_\_\_, and member of the Century Farms Neighborhood Association, hereby appoint (enter designee (optional)) \_\_\_\_\_, or the Board of Directors, if no name is specified, as attorney and agent for me, to vote as my proxy at the Annual Members' Meeting to be held Tuesday, March 11, 2008 with full power to cast my vote for the following candidates: (When casting your vote, please number the candidates in order of your preference from 1 to 5.

**1 means that this candidate is your first choice and 5 means that this candidate is your last choice.** )

	Write-In Candidates/Notes
___ Jason Xi	_____
___ Ken Budnik	_____
___ Bing Qian	_____
___ X. Joe Zhou	_____
___ Don Sturn	_____

and on any other business that should come before the Association as if I were then personally present, and authorize my attorney and agent to act for me and in my name and stead as fully as I could act if I were present, giving to my attorney and agent full power of substitution and revocation. This proxy will expire upon the completion of the Annual Members' meeting unless sooner revoked.

IN WITNESS WHEREOF, I have executed this proxy on the \_\_\_ Day of \_\_\_\_\_, 2008

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

-----OR-----

## III.

### IV. Limited Proxy for Quorum Purposes

I, (print name) \_\_\_\_\_, owner of the property located at (street address) \_\_\_\_\_, and member of the Century Farms Neighborhood Association, hereby appoint the Board of Directors as attorney and agent for me, to act as my limited proxy at the Annual Members' Meeting to be held Tuesday, March 11, 2008 giving it any and all powers necessary for the limited purpose of establishing a quorum pursuant to the Declaration and By-Laws of the Century Farms Neighborhood Association, and any applicable laws and regulations. This proxy will expire upon the completion of the Annual Members' meeting unless sooner revoked.

IN WITNESS WHEREOF, I have executed this proxy on the \_\_\_ Day of \_\_\_\_\_, 2008

Signature: \_\_\_\_\_

Address: \_\_\_\_\_