

The Century Farms Neighborhood Association, Inc.
c/o Lieberman Management Systems 355 W. Dundee Road, #110, Buffalo Grove, IL 60089

Dear Neighbors:

On April 12th, 2005 we will be having our Annual Meeting of the Members at the Naperville Township offices located at 139 Water Street in Downtown Naperville. Just a reminder, the Main Street Bridge is closed, so please take an alternative route.

In order for the election to be held and our volunteers to be elected in as board members, we need 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)

Of the 253 households, each is entitled to one vote; therefore we need at least 51 voters in attendance or 51 valid proxies or a mixture of both. Based on attendance from past meetings, we do not expect a very large turnout for the actual meeting, so we ask that you:

**Please return your completed proxy form no later than:
April 11, 2005
preferably by placing it in the proxy box located at 1608 Mohler Court.
With your proxy form, we are able to conduct the annual meeting
and have the elections take place.**

You can return your proxy by placing it in the special "Proxy Box" located at 1608 Mohler Court by the mailbox. 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; you can give it to someone you know that will be attending the meeting. In the event we do not receive enough proxies by April 11, you may be visited by a member of the board asking to you to sign your proxy.

Understanding the importance of returning your proxy 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, April 12, 2005. 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.

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.

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The Candidate Information page is just that, it contains the statements of the candidates who are running for Board positions. There are two board positions available and each position is for a two-year term.

The Proxy 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.

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. Mostly thank you for your participation and cooperation in making Century Farms a remarkable community.

Regards,
Fran Bixler
CFNA Vice President
630-778-8500

The Century Farms Neighborhood Association

NOTICE OF MEETING

There will be three meetings on Tuesday, April 12, 2005
at The Naperville Township Offices located at 139 Water Street.
The first meeting will begin promptly at 7 p.m.
The final meeting is scheduled for completion by 9 p.m.

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

Agenda:

- I. Old Business
 - Pond remediation status
 - New Business
 - Landscaping Maintenance
 - Wildflower Burn and Maintenance
 - Organizing of Future Events
 - Neighborhood Directory
- II. Adjournment

NOTICE OF
THE 2005 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 2005 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@yahoo.com with your topic.

Candidate Information

Ian Carrus, 720 Century Farm Lane, wrote:

I would make a good addition to the Century Farm Neighborhood Association board because:

As the current President of the CFNA board, I understand the needs of our subdivision and would continue to make decisions that are in the best interest of the community. I care greatly about Century Farms and want to make sure that our community is both a wonderful place to live and also that our home values continue to appreciate.

My qualifications include:

President and CEO of my own businesses.

Current President of CFNA board.

Active member of Naperville Emergency Management Agency.

Many years of management experience both in private sector and on other boards.

Mitch Friedman, 1619 Pennsylvania Court, wrote:

I would make a good addition to the Century Farm Neighborhood Association board because:

I have enjoyed this past year as Treasurer/Board Member of the CFNA trying to improve Century Farms for both my family and for all CFNA homeowners. I have learned much about our community and the issues we face. I hope to build stronger ties within Century Farms and to promote a stronger awareness and motivation among the homeowners to participate in the improvement of our neighborhood. I believe I have contributed significantly to Century Farms over the past year and I would welcome the opportunity to serve as Treasurer for another term.

My qualifications include:

I now have 1 year under my belt as Treasurer of the CFNA, which has been a good learning year in how the CFNA works. Prior to moving to Naperville in 2000, I attended condominium association meetings for my prior home in Chicago. I have worked for my company, GMAC Commercial Mortgage, a commercial real estate mortgage banking firm, for almost 8 years of which I have been in a responsible management position for over 5 years. I am also a licensed attorney in the state of Illinois. My work experience is well rounded including financial, legal and managerial functions and I have strong communication and technology skills. I consider myself to be confident, logical, practical, positive, easy-going and a solid team player who works well with others.

PROXY/BALLOT
CENTURY FARMS NEIGHBORHOOD ASSOCIATION
COMPLETE ONE SECTION BELOW

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, April 12, 2005 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 _____, 2005

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, April 12, 2005 with full power to cast my vote for the following candidates:

Volunteer Candidates:

Write-In Candidates

____ Ian Carrus

____ Mitch Friedman

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 _____, 2005

Signature: _____

Address: _____

-----OR-----

III. 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, April 12, 2005 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 _____, 2005

Signature: _____

Address: _____