



January 23rd, 2010

TO: Hilltop Farms Condominium Homeowners
From: Hilltop HOA Board Of Trustees (BOT)

RE: Resignation of Treasurer BOT

Dear Homeowners:

BOT at Hilltop HOA want to inform you that we have received a resignation notice from current Treasurer, Kristin Baily effective February 8th, 2010. Remaining BOT has reviewed and accepted the notice.

This position will be filled with election on February, 9th, 2010 at the 2010 Annual Meeting to complete the remaining one-year term (the last year of a three year term).

Thank you,

Chuck Paglicco
Paresh Patel

www.hilltopfarmshoa.com

HILLTOP FARMS CONDOMINIUM **ASSOCIATION**

Notice of Annual Meeting of Unit Owners **To Be Held 2/9/10**

The Annual Meeting of Unit Owners (The "Meeting") of Condominium will be held on 2/9/10, at 6:30 P.M. at the Polish National Home, 7 Main Street, S. Grafton, Massachusetts for the following purposes:

1. Conducting Annual Meeting
2. Reviewing 2009 Financials to and 2010 Annual Budget (to address Homeowner's write petition)
3. To elect two (2) members to the Board of Trustees, one Trustee (Chuck Paglicco) term has expired and another Trustee (Kristin Bailey) resigned effective 2/8/10. The homeowner voted to fill Chuck Paglicco's seat will serve a three year term and the homeowner voted to fill Kristin Bailey's seat will serve remaining one year term (the last year of a three year term). The homeowner receiving the most votes will fill the three year term and the homeowner receiving the next most votes will fill the one year term.

Trustees of Hilltop Farms Condominium Association

Chuck Paglicco
Kristin Bailey
Paresh Patel

Your participation is necessary to elect 2 members to serve on the Board of Trustees. If you do not plan to attend the meeting, a proxy is enclosed. Assign your proxy to a friend or neighbor who will be attending the meeting. This person will have the right to vote at the meeting on your behalf.

The above information can be found on www.hilltopfarmshoa.com website.

Be sure to complete, date and sign the proxy ballot and return to:

***Continuing Care Management II LLC.
5 Lyman Street
Westborough, MA 01581***

**Condominium
Annual Meeting of Unit Owners
2/9/10
Agenda**

- Location:** Polish National Home
7 Main Street, S. Grafton, Massachusetts
- Time:** 6:30 P.M.
- Agenda Item 1:** Call to Order
- Agenda Item 2:** Roll Call
- Agenda Item 3:** Introductions
- Agenda Item 4:** Review 2009 Financials and 2010 Annual Budget (And to address Homeowner's written Petition)
- Agenda Item 5:** Election of Trustees
- Agenda Item 6:** Unit Owner Participation
- Agenda Item 7:** Adjournment

CONDOMINIUM

PROXY FORM

The undersigned Unit Owner (S) hereby constitute and appoint

As designated proxy of the undersigned, for and in the name of the undersigned, to attend the Annual Meeting of Unit Owners of Condominium to be held on 2/9/10, at the Polish National Home, 7 Main Street, S. Grafton, MA at 6:30 P.M. and any adjournment or adjournments of said Meeting, and to vote and act on all matters and business that may be brought before said Meeting or any adjournment or adjournments thereof, according to the percentage interest which the undersigned should be entitled to vote with and with all the powers the undersigned should possess if personally present, hereby revoking all former proxies.

EXECUTED as a sealed instrument this _____ day of

_____, .

Unit Owner

Unit Owner

Unit #

CONDOMINIUM

DESIGNATION OF UNIT OWNER TO CAST VOTE OF UNIT #

The undersigned _____ and _____
Owner(s) of Unit No. _____ (the "Unit") in Condominium hereby designate
_____ One of said Owners, to cast all votes entitled to be cast
by the Owners of the Unit on matters presented to the Unit Owners of
Condominium.

EXECUTED as an instrument under seal on this _____ day of
_____ 2010.

Unit Owner (S): _____

Please be sure to sign this Designation Form exactly as your name appears on
your DEED (including middle initials, if any)

Note:

This form is to be used if two owners own the unit and only one will attend. The person not attending should sign this form and give the other owner power to vote.

(Please print or type)

CONDOMINIUM

NOMINATION FOR THE POSITION OF TRUSTEE

Name of Person Making Nomination: _____

Signature of Person Making Nomination: _____

Unit # Owned by Person Making Nomination: _____

NAME OF PERSON BEING NOMINATED FOR POSITION OF TRUSTEE:

Please return nomination ASAP to:

Continuing Care Management II LLC.
5 Lyman Street
Westborough, Massachusetts 01581

HILTOP FARMS CONDOMINIUM

BALLOT

UNIT NUMBER: _____

UNIT OWNER(S): _____
(SIGNATURES)

TRUSTEE ELECTION:

I/WE CAST MY/OUR VOTE FOR THE FOLLOWING PERSON:

HILLTOP FARMS CONDOMINIUM
ANNUAL MEETING - VOTING PROCEDURE

The Condominium Documents require that the vote for each Unit be made by the actual Unit Owner of record as listed on the Unit Deed and recorded with the Worcester County Registry of Deeds, or by written Proxy. In the event of a trust, either the trustees of the trust or a person with a beneficial interest in the trust designated by the trustee may vote. Votes by each Unit must be voted as an entity and cannot be split between two or more people who own a Unit. In the event two or more people own a Unit, Unit Owners may complete the attached designation form appointing which person may vote. In the event a designation is not made by the Unit Owners, the Documents provide that the Trustees may determine which of the Unit Owners may vote.

We have enclosed the form of Proxy to be executed by the Unit Owner. If you cannot attend the Meeting you may want to appoint a neighbor as your Proxy. The Proxy form attached is a general proxy. In the event that you wanted to restrict what your appointed proxy could do, you could add language to the Proxy form to the effect that you direct that the Proxy votes as follow, as to a particular issue.

EXAMPLE: "I direct that, as to the issue of Trustee appointment that the Proxy herein designated votes as follows..."

Voting is on a one vote for each Unit basis.