

Shadowbrook at Town Center Community Association, Inc.

c/o GW & Associates, Inc.
1585 Old Norcross Road, Suite 101
Lawrenceville, GA 30045
678-407-6307

September 3, 2008

ANNUAL HOMEOWNERS ASSOCIATION MEETING NOTICE

Dear Neighbor:

The annual meeting for the Shadowbrook at Town Center Community Association is scheduled for Monday, September 29, 2008 at the Suwanee Library. Owner registration will begin at 7:00pm and the meeting will start at 7:30pm. Enclosed for your reference are a current Board member listing, a nomination form, and a proxy statement.

Board of Directors: Your directors are elected annually. The By-Laws state that there shall be three to seven Directors. **This year, there are three open positions with two year terms.** Please consider volunteering to participate by serving on the Board of Directors. If you are willing to serve your community, please submit your nomination and return it to GW & Associates, Inc.

Nominations for Election to Board of Directors: Nominees for election to the 2008/2009 Board of Directors will be accepted at the GW & Associates, Inc. To make a nomination, please complete the attached form and either mail or fax the form to:

GW & Associates, Inc.
Attention: Shadowbrook Board Nominations
1585 Old Norcross Road, Suite 101
Lawrenceville, GA 30045
FAX: 678-407-6336

Email nominations cannot be accepted. **All nominees must be current in payment of their Association dues to qualify for election.**

Nominee Forum: Nominees are requested to attend a Board Nominee Forum during our next Town Hall Meeting on Monday September 15, 2008 at 7:00 pm. This will be your opportunity to speak to the homeowners and explain why you would make a great addition to the Board, prior to elections on September 29.

Proxy Statement: If you are unable to personally attend the meeting, please complete and return the attached proxy form to GW & Associates or complete it and give it to a neighbor who is planning to attend. If you cannot attend the meeting in person, it is extremely important that you submit your proxy. We must have enough people attending the meeting either in person or by proxy for the meeting to be considered valid.

We look forward to seeing you at the meeting!

Sincerely,

Board of Directors
Shadowbrook at Town Center Community Association, Inc.

**Shadowbrook at Town Center Community Association, Inc.
2007/2008 Board of Directors**

Robert Rohloff	term expires 2008
Vacant	term expires 2008
Kathleen Hedrick	term expires 2008
Eleanor Love	term expires 2009
Warner Coffman	term expires 2009

To make a nomination, please complete the form below and **mail** or **fax** the form to:

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All Nominations must be received no later than 09/15/2008. Nominations will not be accepted after 09/15/2008.

-----**NOMINATION FORM**-----

I would like to nominate myself as a candidate for the Shadowbrook at Town Center Community Association, Inc.'s Board of Directors, election to be held at the 2008 annual meeting.

Name: _____

Address: _____

I would like to nominate the following individual for election to the Shadowbrook at Town Center Community Association, Inc.'s Board of Directors at the 2008 annual meeting.

Name: _____

Address: _____

Signed _____ Date _____

**SHADOWBROOK AT TOWN CENTER COMMUNITY
ASSOCIATION, Inc.**

September 29, 2008

PROXY

The undersigned represents that he/she is a member of the Shadowbrook at Town Center Community Association and is entitled to vote at any and all meetings of the Association. The undersigned hereby revokes all former Proxies and powers of attorney to vote at any and all meetings of the Association. The undersigned hereby appoints ___ as proxy, (or if left blank), Kathy Hedrick, Board Member of the Association, with full power of substitution in the event that he/she is unable or declines to serve as Proxy, to exercise the entire vote of the undersigned on all matters in which the undersigned is entitled to vote at the Annual Meeting of the members of Shadowbrook at Town Center Community Association, Inc., to be held at the Suwanee Library on Monday, September 29, 2008 at 7:30 p.m.

DATE

SIGNATURE OF OWNER

UNIT ADDRESS

PRINTED NAME OF OWNER