



HAMPTON MEADOWS CONDOMINIUM ASSOCIATION
155 Hampton Meadows, Hampton, New Hampshire 03842



To All Hampton Meadows Residents,

October 28, 2008

The Board of Directors (“Board”) is pleased to announce a change in property management companies for Hampton Meadows Condo Association (“HMCA”). Through our Attorney, the Board has delivered a contractual termination notice to Shawmut Property Management Company of North Andover (“Shawmut”), effective November 30, 2008. However, the transitional process has commenced to include the turnover of our financial records and accounts, all administrative records, and materials and supplies purchased with HMCA funds. The Board expects an orderly and professional management transition, but nonetheless seeks your indulgence during this transition period that may possibly slow down the process of performing some non-essential maintenance efforts until the transition is fully completed.

The Board has decided to separate the property management and financial management functions. To accomplish this separation of duties, concurrent with the notice of termination to Shawmut, the Board entered into a one year property management agreement with S. S. Maguire Management LLC and a one year accounting agreement with Emmith Business Solutions – both of Hampton.

For your information a summary of the new companies engaged by the Board is below.

Property Management:

S. S. Maguire Management LLC P. O. Box 165, Hampton, NH 03842 Tel: 603-868-1262
Steven A. Miller, Property Manager. Email: steve@maguiremanagement.com

Steven Miller will maintain an office in our Mailroom Director’s office. His firm will be responsible for all property management, including Owner liaison, maintenance, researching and recommending contractors, and construction management of all work done on our premises.

Accounting:

Emmith Business Solutions Lafayette Road, Hampton, NH 03842
Mark W. Emmith, MBA Principal mark@emmith.com

While only the Board will have contact with our Accounting firm, all condo fee payments can be dropped into the usual Director’s Office door slot at the Mailroom or mailed to Hampton Meadows Condo Association, 155 Hampton Meadows, Hampton, NH 03842, made payable to “***Hampton Meadows Condo Association***”. The Board’s Treasurer or Asst. Treasurer will review all Invoices approved by the Property Manager and sign all checks created by our Accountants.

Shawmut is obligated to complete all of their existing Work Orders, but not to issue any new ones. As such, you may now contact our new Property Manager, Steven Miller for any new maintenance issues. He will be introduced at the Board’s monthly 7 PM Clubhouse meeting this Wednesday, October 29, 2008. Again, we ask your indulgence for any inconveniences that may occur during this transition period. However, the Board and our new management team are committed to accomplish the transition process as quickly and completely as possible.

On Behalf of the Entire Board,

John Nigrelli, President