

ANDERSON-BAN INSURANCE, INC.

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GLENEAGLES VILLAGE HOA NEWSLETTER December 2016

Annually your Board of Directors purchases insurance for the Association that covers the buildings, personal property of the Association, general liability on the common areas, fidelity coverage and directors and officers coverage. As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed in Gleneagles Village's declarations, your personal property and liability exposures that are not covered under your Association's master insurance policy.

If there were a covered property loss at Gleneagles Village, the master Association's policy would rebuild the structure. Section 6.12 of Gleneagles' declarations state the Association will obtain "Property insurance on the Common Elements and the Units restored or replaced to its condition just prior to the time of the insured occurrence, including betterments and upgrades, (or such other condition as may be approved in writing by the Architectural Committee under the Community Declaration)."

When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an H06 (Condominium owner's) policy. The H06 should include these four basic coverages: unit coverage, personal property coverage, liability coverage and loss assessment. The unit coverage should cover items specified in the declarations as the responsibility of the unit owner including furniture, furnishings or other personal property supplied or installed by Owners. This coverage should be written on a replacement cost basis. Make sure the limit is adequate to cover the replacement of all your furniture, clothing, kitchen wares including dishes, pots and pans, CD's, towels and linens, etc. The unit owner needs to purchase liability insurance for anything that occurs within their unit. When someone enters your unit, the liability exposure becomes yours. The Association's liability coverage does not extend to claims within the boundaries of Residential Sites. Owners are encouraged to obtain sufficient liability insurance coverage for occurrences within their Residential Sites. Finally, loss assessment coverage applies if you are assessed by the Association for an uninsured claim or the deductible portion of a claim. Most H06 policies include loss assessment coverage. Some insurance companies limit the amount of the coverage to one thousand if the loss assessment is used to meet the Association's deductible. The Association's property deductible is five thousand and the wind/hail deductible is 3% of the insured building value. Check with your insurance agent to see what is available. We recommend a minimum limit of ten thousand.

If renting the unit out, you need to purchase a rental condominium policy (landlord's policy). The landlord's policy should offer unit coverage, personal property coverage, liability coverage as well as a loss of rents in the event the unit must be vacated while it is being repaired/rebuilt.

We recommend that each unit owner take pictures or videos of the inside of your home and store them somewhere away from your home. In the event of a loss, this makes claims handling much easier.

PLEASE NOTE: In the absence of negligence on the part of the Association, there is NEVER coverage under the Association's policies for Owners personal property, furnishings or for lodging while the premises is being repaired or restored.

Anderson-Ban Insurance would be happy to answer any questions at 303-814-3558. If you need a certificate of insurance, please fax your request to 303-814-3637 or email to steph-ab@qwestoffice.net.