

THE PELOTON INSURANCE NEWSLETTER 4/29/2018 – 4/29/2019

Annually your Board of Directors purchases insurance for the condominium 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 The Peloton'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 The Peloton, the master association's policy would rebuild the basic structure. **Page 38, section 9.7 of The Peloton's declarations state "...Owner of each Unit will procure...an HO6 policy...to cover...refrigerators, washers, dryers, wall paper, furnishings, window treatments, improvements and other personal property or fixtures of any kind in the Unit."**

When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an HO6 (Condominium owner's) policy. The HO6 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 window treatments, refrigerators, washers, dryers, wall paper and any improvements added by the Unit Owner(s) since originally constructed.** Personal property coverage should include all furnishings and clothing. 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, CD's, towels and linens, kitchenware including dishes, pots and pans, etc. The unit owner needs to purchase liability insurance for anything that occurs within their unit. A limit of one million dollars is required by The Peloton's declarations but each owner should review their own assets and consider purchasing a personal umbrella. When someone enters your unit, the liability exposure becomes yours. Finally, loss assessment coverage applies if you are assessed by the association for an uninsured claim or the deductible portion of a claim. Most HO6 policies include one thousand dollars of loss assessment coverage. **The association has a \$10,000 property deductible which could be assessed to a unit owner and a \$100,000 water deductible. Check with your insurance agent to see what is available to cover this potential deductible.**

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.

If you have questions regarding the association's insurance you can reach our agent, Pat Wilderotter at 720-212-2065. **If you need a certificate of insurance showing the Association's coverage for your bank/lender, please fax your request to: 303-799-0156, attn. HOA Certificate, or email certificate@thinkccig.com.**