



## **Unit owners of the Elk Run at Copper Mountain Condominiums Homeowners Association:**

On January 1, 2013, there was a very important change in the insurance coverage for Elk Run at Copper Mountain Condominiums Homeowners Association. On this date, the association policy will insure the common elements of the association and the permanently fixed, real property assets on the interior of a residential condominium unit with a \$5,000 building deductible. **This description applies to residential unit owners only and does not apply to commercial unit owners.**

It is very likely that you will need to modify your own personal insurance policy as a result of this change. This correspondence is to assist in two ways:

1. To clarify the coverages provided by the Elk Run at Copper Mountain Condominiums Homeowners Association insurance policy. \*
2. To assist you and your agent to design your own personal insurance policy.

The Elk Run at Copper Mountain Condominiums Homeowners Association association policy is written in a format known as "current construction", "inclusive coverage" or sometimes "studs in" coverage- as opposed to "bare walls" coverage. To help clarify this coverage format in non-insurance terms, it can be said that "if you shook or turned the unit over, property within the unit that does not move is building property and insured on the association policy." This would include interior walls, doors, finished floor coverings, cabinets, fixtures and built-in appliances including unit-owner upgrades to a residential unit.\*

**Although this coverage format is among the best in the industry, it does not cover everything in your unit.**

It is entirely possible for there to be a claim within your unit in which you would be called upon to make up the \$5,000 gap in building coverage. Additionally, there are several other necessary coverages not available on the association policy which you should insure.

As a residential unit owner, you are strongly advised to make up what is not covered in the unit by purchasing your own Condominium Unit Owners Policy (AKA HO6 policy). Many unit owners have this coverage at adequate limits already. If you do not already have a Condominium Unit Owners insurance policy, it is strongly suggested that you purchase one. To insure the gap in building coverage created by the association deductible increase, you will need to insure building property or building and alterations coverage within the perimeter walls of your unit at replacement value of not less than \$5,000 (a \$15,000 limit is inexpensive and suggested).

In addition to building and alterations, most unit owner's policies will include coverage for your personal property within the unit, the loss of use or loss of rental income as applicable, loss assessment and personal liability. A sample of coverages that should be on your policy follows:

Building property	\$10,000 (not less than)
Personal property	optional Replacement Cost limits
Loss of use (loss of rents)	optional limits
Loss Assessment	\$10,000 (not less than)

**STRONG INSURANCE AGENCY INC.**  
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Personal Liability

\$1,000,000 (not less than)

Under certain conditions and subject to non-discriminatory standards described within Colorado Statutes, it is entirely possible for a unit owner to be assessed the condominium deductible. However, not all insurance companies will respond to such a claim. It is highly advised that you consult with your agent or examine your unit owner's policy to confirm the coverage for the assessment of an association deductible.

If you own a rental unit, it is also advised to verify that the peril of theft is covered under your current policy. It is not uncommon for insurance companies to exclude the theft of personal property within your rented unit. Again, consult your agent or policy regarding this potential gap in coverage.

The board of your association is **not** directing you to purchase your policy from any particular insurance company or agency. In fact, these types of policies are common in the industry and typically inexpensive to purchase - generally less than \$300 per year and often far less. If you now have a policy, call your current agent and have him modify your coverage to limits not less than those shown above. If you do not have a policy, our agency will be more than happy to place your coverage, if you qualify. Please contact Strong Insurance Agency at 888-842-4161. Also see **stronginsurance.net** for more details.

This letter is not meant to preclude the professional responsibility of your current insurance agent to design and suggest coverages which fulfill your specific needs. Depending on the underwriting requirements of your insurance company, there quite possibly could be reasons for more or different coverages than those shown above.

Failure to heed this warning could be expensive. Please contact your agent immediately.

Strong Insurance Agency, Inc.

**\*Disclaimer:** This document is meant to be a general description of coverages for use as guideline in the purchase of personal individual unit owner's policies only. All association coverages are subject to the specific policy language, exclusions and limitations of policy number TBD issued by Mid-Century Insurance. All claims, both future and past, will be adjusted and evaluated by use of the specific causes of loss peculiar to the event in question with insurance proceeds subject to the specific applicable policy language in force at the time of the loss.