



Kinser Insurance Agency

Serving Mountain & Resort Towns

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Unit Owners of Blue River Run Homeowners Association:

Effective 4/1/2024, the insurance coverage for **Blue River Run Homeowners Association** was placed through Philadelphia Insurance Company. Effective 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 (condo / townhome / duplex) unit with a \$50,000 building deductible. This description applies to residential unit owners only and does not apply to commercial unit owners, who are required to insure the interior finish inside their unit.

This correspondence is to assist in clarifying the coverages provided by the **Blue River Run Homeowners Association** insurance policy. *

The **Blue River Run Homeowners Association** policy is written in a format known as “**All-In**” coverage, or sometimes “Current Construction” or “Studs In” coverage - as opposed to “Bare Walls” coverage. To attempt to 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 the residential unit. *

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

For example, the current association building deductible is \$50,000. It is entirely possible for there to be a claim within your unit in which you would be called upon to make up the \$50,000 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, 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 \$50,000 (a \$55,000 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	\$55,000 (not less than)
Personal property	Replacement Cost limits – min. \$20k
Loss of Use (Loss of Rents)	Annual Rental Income
Loss Assessment	\$55,000 (not less than)
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. 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 Kinser Insurance Agency, Inc. at 888-842-4161. Also see **kinserinsurance.com** 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 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.

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***Disclaimer:** This document is meant to be a general description of coverages for use as a guideline in the purchase of personal individual unit owner's policies only. All association coverages are subject to specific policy language, exclusions and limitations of policy number **PHPK2670524** issued by Philadelphia Insurance Companies. 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.