



Farmers Insurance – Loss Control
6303 Owensmouth Ave, 4th Floor
Woodland Hills, CA 91367-2264

08/25/2025

DILLON PINES TOWNHOME ASSOC
PO BOX 2590
DILLON, CO 80435-2566

Date of Survey: 08/14/2025
Policy Number(s): 604383547
Location of Survey: 301 W LA BONTE ST, DILLON, CO, 80435-6943

Dear Valued Policyholder,

Thank you for spending your valuable time by participating in the recent Loss Control survey, discussing your business operations, and providing a tour of your facility. I hope that our consultation was helpful in possibly identifying some safety risks and hopefully reducing your risk for losses. As discussed, the attached recommendation(s) are submitted for your careful review and implementation. Please see the next page for a response due date and required evidence for completion.

The goal of Loss Control is to assist you in evaluating likely causes of accidents arising from your normal business activities and provide some recommendations on how to help reduce the chance of losses. Our focus is on incidents that occur with high frequency or may have catastrophic consequences to your operations. Collectively as a department we have worked with many business customers over a broad spectrum of industries, so we appreciate the chance to share our experience and resources with you. A loss control survey is also a useful tool in underwriting your policy.

We value your decision to insure with Mid-Century Insurance Company. Please feel free to contact your Agent or me if we can be of additional assistance.

Sincerely,

Farmers Insurance Loss Control

cc: 075027T / PETER MAMICH
Mid-Century Insurance Company

Interested in enhancing your safety program?

Visit: www.MySafetyPoint.com or email MySafetyPointHelp@farmersinsurance.com for assistance.

For additional technical assistance, please email your question to LCHelp@farmersinsurance.com. We will respond promptly.

Policyholder Response - What do I need to do?

Respond with this page as to your plan of action to these recommendation(s) within **60 days** of receipt of this letter. Recommendation status cannot be updated unless this page is returned with your response. **Provide invoices, receipts, and photos to support completed recommendations.** *Please note that additional supporting documentation may be requested at underwriter discretion.*

Scan/Take Photo and Email Response To:
RecResponse@farmersinsurance.com

OR

Mail Response To:
6303 Owensmouth Ave, 4th Floor
Woodland Hills, CA 91365

Only a response is required by the due date. We understand that recommendations may take additional time to complete. Please use the below field to articulate the intended plan of action.

<input type="checkbox"/> All Recommendations Implemented	<input checked="" type="checkbox"/> No Recommendations Implemented
<input type="checkbox"/> Partial Implementation – <i>please comment on recommendation(s) completed and provide a plan/timeframe for completion of any uncompleted recommendations:</i>	
<p>The HOA is in the process of obtaining bids to replace the entire asphalt driveway in front and back of the building. Once bids are received, they will have a special assessment and schedule the work for early summer.</p> <p>I hope you are doing well. For plowing, 3 inches of snow triggers a plow, and the plow company comes back to clean up the lot as vehicles move throughout the day.</p> <p>For shoveling, the HOA hires a company to shovel snow. There is no set limit on when they come, but usually with just a trace of snow, so it doesn't build up too much.</p> <p>I will keep you posted on the asphalt repairs and timing.</p>	

****** Before sending, please black out any credit card numbers, bank account numbers, personal residence addresses, cell phone, line phone numbers, or any other information that may not be publicly available. Further, we respect the privacy of employees/visitors to your premises, so please do not send photographs with people included.***

Loss Control Recommendations – Listed in Order of Priority:

Slip - Trip - Fall Prevention - Parking Lot Repairs

2025-08-01: Contract a qualified paving contractor to repave or properly repair your parking lot for potholes, cracks and uneven surfaces. Smooth, level, well maintained, and well-lighted walking surfaces free of debris, puddles, or residue from leaks should be provided. Repairing or repaving the parking lot may help minimize exposures to slip, trips and falls. Any photos provided are examples and may not be all inclusive.

For additional information, log into www.mysafetypoint.com and enter "Parking" in the search box.



Slip - Trip - Fall Prevention - Handrail Installation

2025-08-02: Install handrails on all stairs with three or more risers, and stairs that are wider than 44 inches, to help reduce the potential for injury due to falls. Any photos provided are examples and may not be all inclusive. The following handrail specifications should be met:

- The height of handrails should be from 34 to 38 inches high measured from the nose (leading edge) of the tread.
- The handgrip portion of handrails should have a circular cross section of between 1 1/4 to 2 inches and handrails adjacent to a wall should have a space of not less than 2 1/4 inches between the wall and the handrail.
- Stairs that are wider than 44 inches are to have a railing on both sides to reduce the potential for injury due to falls.

For additional information, log into www.mysafetypoint.com and enter "handrail" in the search box.



The providing of services does not constitute a representation, guaranty or other certification respecting the safety of products or conditions on the premises or compliance with applicable law, regulation or other requirements of any local, state or federal agency or regulatory body. The insured may have additional deficiencies which exist but are not specified in this document, including, without limitation, deficiencies in its business premises; business operations, processes or procedures; and/or work conditions. Services provided do not constitute any undertaking for the benefit of either the insured, any employee of the insured, or any other third party including members of the general public. If services are provided in conjunction with a Workers' Compensation or General Liability policy such services are provided pursuant to applicable statutory law.