

## Upper Terrace HOA Insurance Disclosure 2017

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California Civil Code Section 5300 (b)(9) requires that Associations send an insurance disclosure statement to each of its members within sixty (60) days preceding the beginning of the Association's fiscal year.

Upper Terrace HOA has purchased the following insurance policies through Silicon Beach Insurance, Pamela De Armas, 8939 S. Sepulveda Blvd., #110-282, Los Angeles, CA 90045.  
T: 310-745-0191, F: 310-745-0198, [www.siliconbeachinsurance.net](http://www.siliconbeachinsurance.net)

### **PROPERTY**

Name of Insurer: Travelers Casualty Insurance	Limit: \$ 11,728,980
Policy Period: 07/13/2017 to 07/13/2018	Deductible: \$ 5,000

### **GENERAL LIABILITY**

Name of Insurer: Travelers Casualty Insurance	Liability Limit: \$ 2,000,000 Per Occurrence
Policy Period: 07/13/2017 to 07/13/2018	\$ 4,000,000 Aggregate
	Deductible: None

### **DIRECTORS & OFFICERS**

Name of Insurer: Liberty Mutual Insurance Co.	Liability Limit: \$ 1,000,000
Policy Period: 07/13/2017 to 07/13/2018	Deductible: \$ 5,000

### **FIDELITY/CRIME**

Name of Insurer: Liberty Mutual Insurance Co.	Limit: \$ 50,000
Policy Period: 07/13/2017 to 07/13/2018	Deductible: \$ 1,000

### **EARTHQUAKE**

Name of Insurer: Lloyds of London ICAT	Limit: \$ 9,686,520
Policy Period: 07/19/2017 to 07/19/2018	Deductible: 5%

This summary of the association's policies of insurance provides only certain information, as required by Section 5300 (b)(9) of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

## Upper Terrace HOA Insurance Policy Coverage: Common Areas & Limited Unit Coverage

Dear Homeowner,

We understand Community Association Insurance can be confusing. Members are aware there is an insurance article in the CCRs and the Association carries insurance. This may lead to the misconception of thinking you're insured and do not require any other insurance.....**NOT TRUE!!**

This notice is to clear up the above misconception and inform all homeowners what the Associations Insurance Policies cover and what the unit owner is responsible to insure for.

Upper Terrace HOA's Master Policy: Covers property, facilities and improvements owned by the Association for the common use and enjoyment of the Owners within the Property.

Deductible \$5,000: Unit owners will be responsible for the Master Policy's deductible for those losses that occur:

- (1) Due to the negligence of the owner; or
- (2) Due to failure of a portion of the unit that is within the unit owner's "care, custody and control."

The Associations Coverage:

- Replacement cost of the buildings and all association property in common area.
- As it applies to the interior is "Interior Standard" Original Construction; *Interior Standard – The Associations insurance will be responsible to restore the original construction interior unit to include Interior walls and doors, ceiling, utility fixtures, cabinets, built-in appliances. The association's insurance does not cover finishes such as flooring, wall paint, baseboards, crown-molding, customized closets, etc.*

The Unit Owner is responsible to insure the following:

- Floor coverings (Any improvements and finishes)
- Wall coverings and Paint
- All betterments, improvements and upgrades
- All personal property
- All free standing appliances
- Personal Liability
- Loss of Use - pays for necessary additional living expenses (hotel, restaurants, etc.) while an individual unit owner's home is uninhabitable
- Loss Assessment - offers protection against an individual unit owner's portion of a loss assessment levied by the association on all members. Some policies provide coverage for the associations' deductible.
- Real Property – (tenant improvements, betterments and alterations)

**We strongly recommend Unit Owners obtain and maintain a Unit Owners H06 Policy.**

When working with your Personal Lines Agent, please make them aware that your association has an "Interior Standard" policy as it relates to the interior of your unit. Make sure you have a policy that provides adequate replacement cost for the responsibilities noted above. Also referred to as tenant improvements, betterments and alterations.

Sincerely,

The Board of Directors  
Upper Terrace HOA