

Sabino Townhouse Association

UNIT OWNER - INSURANCE LETTER

Unit Owners:

At the direction of the Board of Directors, The Firebird Agency has renewed the Master Insurance Policy through Community Association Underwriters, for your Association effective 10/1/24-10/1/25.

The Association's Master Policy excludes many of the insurance needs for each Unit Owner. Thus, every Unit Owner needs to have a personal HO6 policy for those items not covered by the Master Policy.

In the event of a master policy covered loss, the Master Policy will pay to rebuild the residential condominium buildings, including heating, cooling, plumbing, electrical, and roofing systems, as well as the "Units," including improvements, betterments, upgrades, and additional installations made to the unit, after first conveyance, minus the applicable Master Policy deductible of \$10,000 (All Other Perils) and \$10,000 (Water Damage "Per Unit"). This Master Policy is an "All In" Policy, which means we will provide Walls-In Coverage, including improvements, betterments, upgrades, and additional installations made to the unit after first conveyance of the unit.

A Unit Owner's personal HO6 insurance policy should include the following:

- Coverage for Unit Owner's personal property, including theft of property.
- Coverage for damaged property falling below the deductible (\$10,000).
- Mold Coverage is included on a limited basis (\$15,000 - aggregate) under the Master Policy, but some personal policies offer this coverage for an additional premium. Please check with your agent for limits and rates.
- A Loss Assessment Endorsement. This provides coverage in the event you as a Unit Owner are assessed by the Association for a covered loss. Includes coverage for the Association's deductible (\$10,000)
- Coverage for the Unit Owner's personal liability.
- Additional Living Expenses/Loss of Use/Loss of Rents.
- Any other coverage you and your personal insurance agent deem necessary.

The amount of coverage and/or policy limits on the unit owner's personal policy is to be determined by the Unit Owner and his/her personal insurance agent.

Claims for any Association-covered items must be submitted through your Board of Directors or Property Manager for consideration.

"Special Form" Coverage includes coverage for fire, smoke, lightning, windstorm, hail, falling objects, explosion, aircraft & vehicle damage, riot & civil commotion, vandalism, theft, weight of ice, sleet & snow, collapse, and water damage (sudden and immediate rapid water release or overflow from plumbing or appliances, frozen pipes, and convector units).

No coverage is provided for wear & tear, inertia, deterioration, damage from insects, animals, or vermin, settling, cracking of foundations, walls, basements, or roofing systems. There is no coverage for water damage caused by the repeated leaking or seeping from appliances or plumbing. **This includes leaking from around the shower, bathtub, or sink.** These events are specifically categorized as maintenance items.

We strongly recommend that you contact your personal insurance agent and review your Association's CC&R's to make sure you are adequately insured in the event of a loss. If you do not have an HO-6 policy or would like a competitive quote, please feel free to contact our personal lines office.

The Firebird Agency – Who to Call List:

Lead Producer: Travis Sibley

480-808-5521
tsibley@fbagency.net

Claims or Customer Service Requests

serviceteam@fbagency.net

Certificates of Insurance

Request COI's from EOI direct via the website
eoidirect.com or call (877) 456-EOID [3643]

Homeowner's Insurance Policy (H06) Quotes

Ben Tracy
480-808-5521 – Office
480-250-2569 – Cell
btracy@fbagency.net

