



LAKE FOREST GLEN
Homeowners Association

P.O. Box 6207 Tahoe City, CA 96145-6207
(530) 583-2307 Fax (530) 583-2324

November 1, 2014

RE: Condominium Owner's Insurance

Dear Homeowner,

The Association provides liability insurance for the common areas and replacement cost coverage for all structures including roofs, porches, fences, and exterior walls. The Association DOES NOT maintain flood or earthquake insurance or coverage provided for personal possessions located inside the unit, including but not limited to furniture, cabinets, appliances, clothing, decorative items, floor coverings, wall coverings, or window(s) broken by projectiles such as rocks, snowballs, or ice.

Association liability insurance DOES NOT provide coverage for your personal liability inside a unit or on a deck. Your liability insurance should protect you, your property and everyone else while in your unit, on the deck, walking in and out of the unit and parking in the assigned areas in front of your unit, including damage or injury caused by snow and ice falling off the roof. While the Association is responsible for the buildings and the common area, it is not responsible for damage or injury caused by Acts of God.

The LFGHOA Board of Directors and the Association's attorney reviewed the insurance requirements for the Association and each homeowner.

The Association carries insurance for the entire complex, essentially what is considered the common area. However, each homeowner is also required to carry insurance for the interior of their unit. This interior (building) coverage must cover all items from the drywall finish (such as paint) in. The association policy covers from the drywall out.

You must carry a condo owner's policy that covers:

- 1.) Liability
- 2.) Contents coverage
- 3.) Building coverage

The Building coverage is often overlooked, underinsured, or absent in some of your existing policies. This is coverage for damage to the building components of your interior such as walls, flooring, ceilings, cabinets, your deck, etc.

Each owner is responsible for the plumbing, electrical, heating, appliances and fireplace systems in their unit. Damage as a result of these (such as a busted pipe resulting in water damage) is your responsibility, which can only be covered with this building coverage in a condo policy.

At sometime, the Board of Directors may require the Association Manager to be notified by the unit owner's insurance policy carrier if the policy lapses. Call your insurance agent immediately to make sure you have condo owners insurance with the building coverage and the appropriate limits. Have your agent call me with any questions, or you may call me at any time if I can be of assistance.

Sincerely,

Alan Miescke
General Manager