



American Family Insurance

Casey J. Bell Agency, LLC

8325 W Happy Valley Rd, Peoria, AZ 85383

Phone # 623-580-4800 / Fax # 623-587-5879

Email: cbagency@amfam.com

Virginia Park Villas Homeowners Association

2023-2024 Unit Owner Insurance Letter

At the request of your Board of Directors, American Family Insurance has been selected to renew the Master Insurance Policy for your Association. We have enclosed a Certificate of Insurance for your review and records.

The Association's Master Policy covers many of the insurance needs for each Unit Owner. However, every Unit Owner that lives in their unit needs to have a personal HO-6 condominium policy for those items not covered by the Master Policy. If you own a unit but do not reside in it, or are renting a unit, please contact your personal insurance agent to discuss policy options to make sure you are adequately covered in the event of a loss.

In the event of a Master Policy covered loss, the Master Policy will pay to rebuild the building, minus the Master Policy deductible of \$2,500. Any direct physical loss to a building or separate structure is covered except loss by perils that are specifically excluded. Betterments & improvements are covered in this policy.

Examples of covered losses include, but are not limited to: fire, lightning, windstorm, hail, explosion, smoke, vandalism, falling objects and sudden and immediate water escape or overflow. No coverage is provided for wear and tear, deterioration, damage by insects, settling or cracking, and there is no coverage for repeated leakage or seepage of water.

A Unit Owner's personal HO-6 condominium insurance policy should include the following:

- Coverage for Unit Owner's personal property, including theft of property.
- **Coverage for damaged property (claims) falling below the \$2,500 deductible, and coverage for what is excluded from the Master Policy.**
- Mold Coverage is excluded 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.
- 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. If you own a unit but do not reside in it, or are renting a unit, please contact your personal insurance agent to discuss policy options.

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 condominium policy or would like a competitive quote, please feel free to contact our personal lines department at the number below.

Deductible Waiver Program- If there is a covered loss under the HOA Policy & Unit Owner Policy and the Unit Owner is insured with American Family Insurance we'll WAIVE the Unit Owners Property deductible and Loss Assessment deductible since we insure the association.

Who To Call:

Account Manager: Casey J. Bell Agency, LLC 623-580-4800

Certificates of Insurance: cbagency@amfam.com Personal Lines Quotes: Teresa Weber 623-580-4800