



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/31/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LaBarre/Oksnee Insurance JL License # 0C84283 30 Enterprise #180 Aliso Viejo, CA 92656 Jeff Leane	CONTACT NAME: LaBarre Oksnee Insurance PHONE (A/C, No, Ext): 800-698-0711 FAX (A/C, No): 949-588-1275 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED Torre Blanca Association c/o VisionCommunity Management 16625 S Desert Foothills Pkwy Phoenix, AZ 85048	INSURER A: Philadelphia Indemnity Ins. Co NAIC # 18058	
	INSURER B: Continental Casualty Co. (CNA) 20443	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		TBD	08/01/2017	08/01/2018	EACH OCCURRENCE \$ 1,000,000
B	<input checked="" type="checkbox"/> D&O Liability \$1,000 deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			TBD CLAIMS MADE	08/01/2017	08/01/2018	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 D&O Liab \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			TBD	08/01/2017	08/01/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input checked="" type="checkbox"/> N / A PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Blanket Property			TBD	08/01/2017	08/01/2018	5k/10k* 12,331,972
A	Fidelity Bond	X		TBD	08/01/2017	08/01/2018	1,000 ded 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Association has 95 units. Property Coverage is All-Inclusive (includes improvements) and includes 100% Replacement Cost / Special Form. *Property deductible is \$5,000 per loss except Water Damage is \$10,000 per unit.* Building Ordinance and Law Coverage included. Management Company is additional insured on GL, D&O and Fidelity Bond.

CERTIFICATE HOLDER

CANCELLATION

VISIONP Vision Community Management 16625 S. Desert Foothills Pkwy Phoenix, AZ 85048	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	---



LaBarre/Oksnee Insurance Agency

August 1, 2017

Members of Torre Blanca Association:

Following a competitive bidding process, your Board of Directors has selected the LaBarre/Oksnee Insurance Agency to provide insurance coverage for the Association. This policy term will run from 8/1/17 – 8/1/18. The Association's insurance coverage includes property insurance, general liability insurance, directors and officers liability insurance, and a fidelity bond.

The property insurance covers the common area structures, buildings and units and will pay to restore damaged units including the floor and walls, cabinets, and other built-in fixtures permanently installed in the unit including upgrades and improvements installed by owners. This is called an All-Inclusive coverage policy. In case of a loss, each unit owner will be responsible to cover minor damage to the unit under the deductible and damage to any personal property. Coverage for claims is subject to policy terms and exclusions, your Association's legal documents, and the policy deductible. To mitigate future claims the Board has determined that the property deductible will be increased to \$10,000 per unit for water related damage and \$5,000 per claim for all other property damage. Past water damage claims are the reason why the deductible and premiums have increased at Torre Blanca. Owners are urged to inspect water lines and hoses frequently and replace them before they leak. Make sure that your hot water heater has not outlived its useful life and replace it before it fails. If your unit is damaged, you can be responsible to cover the amount of the deductible.

While the Association's master insurance policy will cover many insurance needs for each unit owner, every owner is strongly encouraged carry a personal condominium unit owner's policy for items not covered by the Association's policy or below the property deductible which may be assessed to the affected unit owner(s). When considering a unit owners policy, you should include coverage for:

- *Damage, theft and loss of contents/personal property*
- *Covered damage repairs which fall below the property deductible*
- *Personal liability for unit owners and guests*
- *Additional living expenses if you are unable to live in the unit while it is repaired*
- *Loss Assessment (to cover special assessments due to an insured loss)*
- *Loss of Rents (if you lease your unit to tenants)*
- *Any other coverages that you and your personal insurance agent consider important*

You are urged to contact your personal insurance agent to review your current policy and your responsibilities as outlined in the Torre Blanca legal documents. If you have any questions about the Association policy, please contact our office at (800) 698-0711. If you have questions about the association legal documents, or if you need to file a claim, please contact Vision Community Management at (480) 759-4945.

A current Certificate of Insurance is attached for your files that you may forward to your lender to show proof of insurance for the unit. If your lender requires a more detailed proof of insurance showing their loan information on the certificate, ask them to logon to eoidirect.com or call us at (800) 698-0711 and request Evidence of Insurance for Torre Blanca. A member of our staff will be happy to assist them.

Sincerely,

Jeff Leane