



## Condominium Unit Owners Insurance

### “How association property coverage affects my HO-6 policy”

This newsletter is designed to inform you of association coverage as it pertains to association governing documents. The board was able to obtain “full” insurable value for the association of \$90,631,186, excluding wildfire, with a \$50,000 deductible pertaining to property losses and \$100,000 deductible pertaining to water losses. A \$2,000,000 policy limit for wildfire coverage was elected.

This translates to each individual homeowner’s responsibility to insure the interior surfaces of their respective units, (at a minimum value of \$100,000) including but not necessarily limited to, flooring, cabinetry, countertops, built-in or set-in appliances, toilet fixtures, lighting fixtures, ceiling fans, crown molding, custom paint, etc. Coverage for these upgrades, can be purchased through your “condominium unit owners”/“HO-6”.

The insurance industry is still attempting to comprehend the 2018 through 2022 fire losses sustained throughout the Northwestern United States. The 2018 fire season was the worst on record within the state of California, until the fire season of 2020, which was then overtaken by the 2021 season. With insurance losses and expenses mounting daily, these losses have impacted and will continue to impact the marketplace moving forward. 9 of the largest 20 fires in recorded California state history (dating back to 1932) have occurred within the last 18 months.

How can you as a homeowner protect yourself from future losses?

1. Contact your personal insurance carrier (the agent who writes your HO-6 condominium unit owners policy and/or auto coverage) and inquire with them about adding coverage for the unit’s interior property and/or increasing the building coverage on your existing policy. Be sure to inform your current agent of the association’s \$50,000 property and \$100,000 water deductibles.
2. Inform your current agent of the need for “Loss Assessment” coverage at maximum available limits.
3. If you do not have a current HO-6 policy, our office and the association board of directors strongly recommend you purchase one in order to protect your investment.

Feel free to contact our office with any questions and/or concerns.

Tania Solis – 888-791-7069 Ext. 418

[Tania@bbisinc.com](mailto:Tania@bbisinc.com)

Written by:

A handwritten signature in black ink, appearing to be 'B. Berg'.

Brian P. Berg  
Brian Berg Insurance Services, Inc.  
[Brian@bbisinc.com](mailto:Brian@bbisinc.com)