

## **Mt Meadows Condo Association**

### *2025-2026 Unit Owner Insurance Information Letter*

Farmers Insurance has been selected to provide the Master Insurance Policy for our Association. Attached is the 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 and the unit back to its original construction including improvements and betterments, **minus the Master Policy deductible of \$50,000. The Master policy insurance does not trigger until the damages are over the \$50,000 Deductible.**

Examples of covered losses include, but are not limited to fire, lightning, windstorm, hail, explosion, smoke, vandalism, falling objects and limited coverage for sudden and immediate water escape or overflow. No coverage is provided for earthquakes, flood, 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 H0-6 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 \$50,000 deductible, and coverage for what is excluded from the Master Policy,**

*A Loss Assessment Endorsement. This provides coverage in the event you, as a Unit Owner are assessed by the Association for a covered loss. We recommend a minimum of \$50,000.*

*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.*

Claims for any Association-covered items must be submitted through your Member-at- Large

We strongly recommend that you contact your personal insurance agent and review the Association's CC&R's to make sure you are adequately insured in the event of a loss.

**MMCA Management Committee**