

IMPORTANT INSURANCE INFORMATION ANNUAL NOTICE – 2020

TO: All Homeowners
FROM: Cross Fox Board of Directors and CVI

Proof of Master Policy Coverage

If your mortgage company sends a letter requesting proof of master insurance coverage, please write CROSS FOX CONDOMINIUM on the letter and forward it directly to:

Riverside Brokerage Services
3815 TecPort Drive, Suite 200
Harrisburg, PA 17111
Shari Westhafer, Agent
717-237-7278
swesthafer@riversidebrokerage.com

The master hazard insurance policy with Millers Capital Insurance through Riverside Brokerage Services, as the carrier is effective February 1, 2020 to February 1, 2021.

Review Your Individual Homeowners' Policy (H06)

Please review your Individual Homeowners' Policy with your agent to be sure that you have adequate coverage including, but not limited to, improvements and betterments, your personal belongings, and coverage for the Association's policy deductible.

Maryland law states that:

- Condominium associations are required to insure the common elements and individual units, except for any improvements and betterments installed in units by unit owners' other than the developer.
- **If the cause of any damage to or destruction of any portion of the condominium originates from a unit, the owner of that unit is responsible for the condominium association's deductible, up to \$10,000.**
- Condominium associations are required to notify unit owners annually of their responsibility for the condominium association's deductible and the amount of the current policy's deductible.
 - The current Master Insurance Policy deductible is \$10,000.00.
 - Individual homeowners are responsible for up to \$10,000 of that deductible and therefore should have an individual policy that would cover up to that \$10,000 deductible.

Managed by:

CVI • 6300 Woodside Court, Suite 10 • Columbia, MD 21046-3212 • 301-596-2600

The **Master Insurance Policy** for the Condominium Association provides liability coverage and property coverage for the building, common areas and individual units as handed over by the developer (exclusive of improvements and betterments). However, it **DOES NOT provide coverage for the unit owners' personal property, personal liability, additional living expenses, or improvements made to units such as up-graded flooring, cabinetry, countertops or fixtures, upgraded window treatments, upgraded appliances, etc.** In addition, **the unit owner is responsible for the condominium association's deductible up to \$10,000 if the damage or destruction originates from the unit.** For example, if your dishwasher has a leak and damages your home or any other home or common area, the first \$10,000.00 of the damage will be your responsibility.

Therefore, in addition to the Master Insurance Policy for the Condominium Association, **EACH UNIT OWNER SHOULD PURCHASE A SEPARATE INSURANCE POLICY, in the unit owner's name, to protect his/her interests. The unit owner's policy should also provide coverage for the master policy deductible up to \$10,000, personal property, additional living expenses, improvements and betterments, etc.** Each unit owner should contact their personal insurance agent to make certain they have adequate coverage, including coverage for the deductible up to \$10,000. If you are unsure what to ask your insurance agent, send them this letter and ask them for guidance.

It is very important that you take the time to review this information with your personal insurance agent and ensure that you are properly covered.

Help Avoid Insurance Claims

- Tip for the Year – Only hire licensed and insured contractors.
- Townhome Owners - Have your hot water heater checked regularly.
- Have your gas lines, gas connections, and gas appliances checked regularly.

IMPORTANT INSURANCE DEDUCTIBLE INFORMATION NEW MARYLAND LAW TAKES EFFECT OCTOBER 1, 2020

TO: All Homeowners
FROM: Cross Fox Board of Directors and CVI
DATE: August 2020

YOU NEED TO:

- Contact your personal insurance agent to make certain you have adequate coverage in your personal homeowner insurance policy (HO6) including:
 - Coverage for the deductible up to \$10,000 because the law changes Oct. 1, 2020.
 - Coverage for personal property, personal liability, additional living expenses, loss of rent if owner rents the condo.
 - Coverage for betterments or improvements made to the unit such as up-graded flooring, cabinetry, countertops or fixtures, upgraded window treatments, up-graded appliances, etc.
- If you are unsure what to ask your insurance agent, send them this letter and ask them for guidance.

Effective October 1, 2020, a new Maryland law regarding a condominium unit owner's deductible responsibility changes from **\$5,000 to \$10,000** if a casualty loss originates in a unit or from a component that services only that unit. Since your condominium's insurance deductible is \$10,000, **it is imperative to contact your personal insurance agent that holds your HO-6 insurance policy to increase the deductible coverage from \$5,000 to \$10,000 effective October 1, 2020.**

The **Master Insurance Policy** for the Condominium Association provides liability coverage and property coverage for the building, common areas and individual units as handed over by the developer (exclusive of improvements and betterments).

The Master Policy **DOES NOT** provide coverage for the unit owners' personal property, personal liability, additional living expenses, loss of rent if owner rents the condo, or improvements made to units such as up-graded flooring, cabinetry, countertops or fixtures, upgraded window treatments, upgraded appliances, etc. In addition, **the unit owner is responsible for the condominium association's deductible up to \$10,000 if the damage or destruction originates from the unit.** For example, if your dishwasher has a leak and damages your home or any other home or common area, the first \$10,000 of the damage will be your responsibility.

In addition to the Master Insurance Policy for the Condominium Association, **EACH UNIT OWNER SHOULD PURCHASE IF THEY HAVE NOT ALREADY DONE SO, A SEPARATE INSURANCE POLICY (H06), in the unit owner's name, to protect his/her interests. The unit owner's policy should also provide coverage for the master policy deductible up to \$10,000, personal property, additional relocation living expenses, improvements and betterments, etc.**