

REVIEW OF INDIVIDUAL UNIT OWNERS' INSURANCE COVERAGE

The ongoing devastation that is reported on daily, throughout the state of California and other western states, and the resulting damage to property and loss of life, is a reminder to all of us that each unit owner should review with their own insurance agent the coverages on their units.

Each unit owner should have their own policy insuring their unit for, among other items, property insurance that includes Dwelling coverage for "improvements and betterments" made to your unit. Examples of these items may include granite or similar materials for countertops, new cabinets, flooring, new appliances, etc. The current Association Master policy in place does not cover "improvements and betterments." The extent of "improvements and betterments" (whether made by you or the previous owner) should be carefully reviewed with your agent to determine the cost and extent of coverage for such items to add to your coverage.

Examples of other coverages that should be reviewed and considered include the following:

- Amount of Personal Liability coverage for claims of personal injury or damage to property
- Coverage for loss of personal property
- Loss Assessment coverage
- Water backup of sewers or drains coverage
- Medical Payments coverage
- Additional Living Expense
- Loss of Business Income/Rents
- Building Ordinance or Law Change coverage
- Other coverages you and your agent may choose or deem necessary

Remember, the insurance the Association has in place in its Master policy generally does not extend coverage to you and the activities and improvements in your unit, so it is important to have your own insurance. In your review of your insurance coverage on your unit, the current Master policy with The Hartford covering the Association that is available from Trestle should be consulted, as well as the CC&Rs regarding insurance. Both of these items should be shared with your agent when the review of your needs is being conducted by your agent to consider coverages and amounts.

We want all of the owners to be aware of this important topic. This notification will appear on the website, emailed to each unit owner, and mailed to those owners who do not have internet or email. Please also talk to your neighbors and friends in Mirage Heights to encourage everyone to undertake a review of their insurance coverages.