



155 Inverness Drive West
Englewood, CO 80112

o 303-799-0110
t 800-777-5035
f 303-799-0156

PIONEER HILLS OWNERS ASSOCIATION 4/22/2024 - 4/22/2025 INSURANCE NEWSLETTER

CCIG has the privilege of providing the Pioneer Hills Owners Association's master insurance for the townhome association that covers, but is not limited to, the buildings, personal property of the association, general liability on the common areas, fidelity coverage and directors' and officers' coverage.

As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed in Pioneer Hills Owners Association's declarations, your personal property and liability exposures that are not covered under your association's master insurance policy.

Page 31, Section 8.8 states the insurance to be maintained by Owners; specifically, "Owners shall obtain insurance for their own benefit. Insurance coverage on the furnishings, appliances, carpeting and other floor coverings, improvements and betterments added to a Townhome by an Owner and public liability insurance coverage on each Townhomes Lot, shall by the obligation and responsibility of the Owner of a Townhome Lot."

When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an HO6 (Condominium owner's) policy. In addition to protecting the interior of the unit as required by the declarations, there are several other coverages you will want to discuss with your personal insurance agent. The HO6 should include at least these five basic coverages: unit coverage, personal property coverage, liability coverage, loss of use and loss assessment.

The association now has a \$50,000 property deductible and a 10% wind/hail deductible. If a total wind/hail loss was experienced, the 197 owners could be assessed their share, according to the declarations, of the 10% of the building limit of \$87,787,250 (\$8,778,725). Check with your personal insurance agent to make sure there are no sub-limits to special endorsements needed to cover these deductibles.

If renting the unit out, you need to purchase a rental condominium policy (landlord's policy). The landlord's policy should offer unit coverage, personal property coverage, liability coverage as well as a loss of rents in the event the unit must be vacated while it is being repaired/rebuilt.

If you have questions regarding the association's insurance you can reach our agent, Pat Wilderotter at 720-212-2065. **To request proof of the HOA's insurance, please email certificate@thinkccig.com, or fax: 303-799-0156, Attn: HOA Certificates.**