



March 2024

***Pursuant to CCIOA, Section 38-33.3-209.4(2) within ninety days after the end of each fiscal year and thereafter, the Association shall make the following information available to unit owners:***

- **INSURANCE POLICIES**

**PROPERTY:**

Company: Great American Alliance Insurance Company  
Policy No.: PAC3132835-03; Policy Period: April 22, 2023 to April 22, 2024  
Building- Limit \$87,078,241; Deductible \$25,000;  
wind/hail deductible is 5% of the cost of the building/ per building  
Community Personal Property- Limit: \$10,000; Deductible \$25,000  
Loss of Business Income- Limit: \$451,105; Deductible \$25,000  
Other Property- Limit: \$1,443,109 Deductible \$25,000

**Commercial General Liability:**

Limit: \$1M per occurrence; \$2M general aggregate  
Policy No.: PAC3132835-04; Policy Period: April 22, 2023 to April 22, 2024  
Damage to Rented Premises: Limit: \$500,000 (each occurrence)  
Medical Expense: Limit: \$5,000 (any one person)  
Personal/Advertising Injury: \$1M  
Products – Comp/Op Aggregate: \$2M  
Automobile Liability: Hired and non-owned autos only: Limit \$1M

**UMBRELLA:**

Company: Greenwich Insurance Company  
Policy No.: PPP744000009, Policy Period: April 22, 2023 to April 22, 2024  
Limit: \$ 5M; Deductible: \$0

**DIRECTORS AND OFFICERS:**

Great American Insurance Company  
Policy No.: EPPE297480-04; Policy Period: April 22, 2023 to April 22, 2024  
Limit: \$1M; Deductible: \$1,000

Teleos Management Group  
191 University Blvd #358, Denver, CO 80206  
Email: Heidi@[teleos-services.com](mailto:teleos-services.com); Phone: 303-912-2294

**CRIME:**

Company: Travelers Casualty & Surety Company of America  
Policy No.: 107081610, Policy Period: April 22, 2022 to April 22, 2025  
Limit: \$375,000; Deductible: \$3,750

**WORKERS COMP:**

Company: Pennsylvania Manufacturers' Association Insurance  
Policy No: 202301-10-78-75-7Y, Policy Period: April 22, 2023 to April 22, 2024  
Limit: \$1M

- FISCAL YEAR COMMENCEMENT DATE: January 1, 2024
- CURRENT REGULAR ASSESSMENT:
  - Master and NI and NII - \$95.00/month
  - NIII Townhomes - \$215.00/month
  - NIV Paired - \$225.00/month
- OPERATING BUDGET 2024: E-Mailed to all Owners.
- YEAR END FINANCIALS 2023: E-Mailed or mailed to all Owners.
- FINANCIAL AUDIT/REVIEW: Results of the 2018 financial audit performed by Griffin Group CPAs, state: "In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Pioneer Hills Owners Association, Inc., at November 30, 2018, and the results of its operations and its cash flows for the turnover period then ended in conformity with accounting principles generally accepted in the United States of America."
- GOVERNING POLICIES, RULES AND REGULATIONS, MEETING MINUTES:  
Posted on HOA website – [www.pioneerhillsowners.com](http://www.pioneerhillsowners.com)