



Tim Rosendahl Agency
1755 Prospector Ave Ste 102
Park City, UT 84060
(435) 615-7716

Dear Fawngrove Homeowners Association Owner,

This notice is to inform you of a recent change in the insurance coverage of the HOA Master Policy. Your board of directors has made the decision to **increase the association's master policy deductible up to \$20,000** in order to keep rates down by saving with a higher deductible as well as prevent smaller claims from being filed on the master policy, in accordance to Utah HOA law. The change will go into effect **January 1st, 2020**.

As an owner you will need to change your individual unit owner's insurance policy – see page two of this letter. If you need to contact the Master Policy carrier for evidence of insurance or questions, our number is listed below. We will be very willing to help you with any information needed.

For General Questions please call or email the Tim Rosendahl Agency of American Family Insurance:

- Office Phone – 435-615-7716
- Tim Rosendahl – Agent – timothy.rosendahl@amfam.com
- Sydney Pace – Agency Branch Manager - SPace@amfam.com

For certificates of insurance for bank loans etc. please contact:

- KayCe Bradshaw – Account Manager- kbradsh2@amfam.com

Insurance Reminder

As a reminder, the master policy of the HOA and the individual unit owners policies work together to provide complete coverage for the buildings and your own personal property. Please review the explanation below on how these policies work together. If you have questions please contact the Tim Rosendahl Agency.

Two policies work together to ensure you have complete protection for your home.

1. The HOA master policy
 2. The Homeowner's (unit owner) policy (**H06**)
- The Master Policy covers the entire structure plus betterments and improvements, less the deductible of the Master Policy, which is **\$20,000.00.**
 - **The Unit Owner policy (H06) needs to cover the following:**
 - **Dwelling/Building coverage for at least \$20,000**
 - This covers the master policy deductible
 - If damage to your unit is less than \$20,000 the claim is filed on your unit owner's policy only.
 - If damage to your unit exceeds \$20,000, the amount over \$20,000 will go to the Master Policy. Claims will be filed on both your unit owner's policy and the master policy.
 - All personal property needs to be covered by your unit owner's policy.
 - We recommend the following endorsements:
 - Sewer Back-up
 - Loss Assessment
 - If you lease your unit to a tenant, you may need to obtain a "Business Owners" or "Landlord" policy with at least \$20,000 building coverage. Check with your agent/carrier to assure proper coverage. We also recommend securing endorsements for:
 - Sewer Back-up
 - Loss Assessment
 - Your renter should acquire a renter's policy to cover their personal property and liability.

If you have any additional questions, or feel your insurance needs to be reviewed, you may contact our office and a member of our team will be happy to assist you.

Best Regards,

Tim Rosendahl - Agent
American Family Insurance