

**Village at Back Creek Homeowners Association**  
**PO Box 472029**  
**Charlotte, NC 28247**  
**704 897-8790**

Effective November 1, 2022

Village at Back Creek Homeowners Association  
Charlotte, NC 28213

**Subject: Insurance Changes**

Dear Village at Back Creek Homeowner,

The Board of Directors has been working with the association's insurance agent regarding insurance coverage and filing of claims.

The governing documents for the association notate several key points:

1. The association is ONLY responsible for carrying insurance coverage on the structures and distributing proceeds from the insurance company.
2. The owner of the property is responsible for coordinating any repairs to the unit as a result of a loss.
3. The owner of the property is responsible for covering any shortfall between the insurance proceeds and the cost to repair the unit, including the deductible.

Based on this information, the Board would like to remind owners of the policy regarding insurance claims for the association that incorporates these recommendations.

Most importantly, the Board of Directors has a responsibility to follow the association's legal documents. In addition to that responsibility, they are responsible for ensuring that the association's funds are used for the best interest of the community. Multiple claims where the association pays the deductible can lead to a depletion of the association's reserve account and increased insurance premiums. By following this policy, the association can maintain a positive loss history with the insurance company, keeping premiums low, and allow the association to budget those funds to other needed areas.

We recommend that you contact your personal insurance agent and obtain "loss assessment coverage" to cover the association's deductible. The association's deductible is \$25,000 effective November 1, 2022. Based on estimates received by several homeowners, this coverage is only a few dollars a year.

It is imperative that you contact your personal insurance agent to ensure you have the proper coverage as outlined in the letter from the association's agent. If your agent has any questions, please do not hesitate to have them contact the association's agent for clarification.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Danielle Rudisill  
Community Manager- Pineville Forest Homeowners Association  
Association Management Group