



Monday, February 5, 2024

Hampton Commons Homeowner

Ref: Important Notice about Pine Straw and Insurance Coverage

This City of Winston-Salem outlawed Pine Straw by city ordinance in November of 2022, however Hampton Commons was grandfathered from this code.

Our insurance coverage was dropped by Nationwide on December 31, 2023. Nationwide will no longer provide coverage to any community that has Pine Straw in the City of Winston-Salem. The association also suffered a fire loss within the community back in 2022, starting from Pine Straw totaling \$109,948.04 filed with Nationwide. Additionally, insurance rates are increasing across the nation due to high claims, material cost, and multi-family building loss risks.

When obtaining quotes for coverage for the association, no market insurance provider would cover the HOA with the pine straw in place and with the loss history relating to the pine straw. Auto Owners Insurance did offer "special coverage" until this situation is resolved.

Important Facts:

The Hampton Commons Board of Directors is working closely with the Management Company and Insurance providers to keep this unexpected expenditure to a minimum. Everyone is working to obtain the best quotes and prevent future expenses.

The process of removing the pine straw started prior to this notice because of tight timelines. We apologize for the process, however please do not interrupt, or attempt to stop the removal.

The pine straw is being replaced with a (12) twelve-year brown rubber mulch .

The insurance rates have increased by 275% for 2024.

The insurance market will provide new quotes after the Pine Straw has been removed.

Auto Owners will provide a new quote after (6) six months (up to 40% possible reduction) .

This unforeseen event will trigger an assessment for 2024. The detail of this assessment will be provided within the next thirty (30) days. One time, Monthly or Quarterly payment options will be accepted.

The association will be holding a Q&A event to answer any questions you may have; details will be sent with the assessment notice.

Marty Holbrook
OVER-BROOK Management