

**Fairway Boulevard Townhouses
Homeowners' Association, Inc.
PO Box 9073
Kalispell, Montana 59904
406-257-1302**

Leland "Wally" Walbruch, President
Gil Conrad, Vice President
Jane Gronley, Secretary
Randy Johnson, Director

Craig Coburn, Director
Gary Ruppel, Director
Ron Trippet, Director
David Roberts, Manager

**Fairway Boulevard Homeowners Association
Insurance 2022 Policy Synopsis**

Your Board of Directors during November of 2018 reviewed our insurance master plan for its coverage. At that time, we increased our claim deductible from \$1,000 to \$5,000. In 2020, we received member consensus that would hold individual homeowners rather than the Association responsible for the deductible. Homeowners should take responsibility for maintaining their homes' interior, such as clearing ice dams, turning off the water when the house is unoccupied, cleaning gutters, general maintenance, and monitoring the home's functions. All of these significantly limit claims against our comprehensive homeowner's insurance. Homeowners may be held financially responsible for any damages and/or insurance deductibles.

The Master Plan with Farmers Insurance Group of Companies provides the owners at Fairway Boulevard a comprehensive insurance package designed to protect their property investment. While it is impossible for an insurance policy to provide coverage for "everything" that can happen, this policy provides coverage for most things that can happen to the properties insured. The actual policy describes all coverage and exclusions in detail, available at <https://fairwayblvd.com>. This synopsis is being supplied to detail the "major" coverages included in the policy and advice on what each owner should purchase for their insurance coverage.

The master policy provides coverage for the buildings and appurtenant structures, for damage from fire, wind storm, hail, smoke damage, collapse, the weight of ice and snow, ice dam, vandalism, theft, falling objects, and water damage from a sudden and accidental discharge of pipes or appliances. The cover is excluded for damage from nuclear war, earthquakes, and floods. Additionally, coverage for water damage is excluded if the building is unoccupied for more than 14 days, and the heat has not been maintained in the building at a minimum of 55 degrees.

The policy also provides coverage for each individual unit. This coverage is on a blanket basis so that for any individual loss there is up to \$2,706,000 worth of coverage available. This coverage is sometimes referred to as all-in coverage; it covers things like appliances, floor coverings, wall finish and texturing, lighting, cabinetry, window treatments, etc. Anything that is attached or would be left at the time of a unit sale would be considered in this coverage. Now, if you choose to buy your appliances after the fact or upgrade, you need to make sure you get that covered under your unit owner's policy, which some of you call your renters policy. Farmers call it the unit owner's policy.

The Association also has coverage for window breakage when owners pay the deductible, for association fees (not paid by unit owner when their unit is unlivable due to a covered peril), debris removal after a loss, employee dishonesty, and fire department charges incurred as a result of a covered claim.

Additionally, the policy provides liability protection to the Association and ALL unit owners (as additionally insured) for a loss occurring on the premises, which the Association or insured may be deemed to be liable for. The policy also provides legal representation in the case of a liability lawsuit filed against the Association or a unit owner related to the owned properties. There is guest medical coverage of up to \$5,000 if a non-resident is injured on the premises as well.

Each unit owner would be advised to secure a townhome/condo owner's policy from their personal lines insurer. The policy should provide sufficient limits to cover the owner's contents (furniture, clothing, kitchenware, art, photos, and personal effects). Such a policy would also include personal liability and loss of use.

It is not necessary to have coverage on your interior unit policy. Now, if you do upgrades to your unit and or alter your unit, you may want to contact our agent Shaine Reece to see if you need to add some coverage on your policy. This is due to how the unit owner's coverage is on the master HOA policy. We would want to make sure your unit has enough coverage in case of a major claim.

Shaine Reece, our local Farmers Agent, hopes this summary provides some clarity for each unit owner. As always, he would be happy to address any questions from individual unit owners regarding the policy. Except for emergencies, any potential claims should be reported to the property manager and the Association within two weeks of the incident before being reported to Farmers Claims Services. Shaine Reece Insurance Agency Inc, (406) 752-9100575, Sunset Blvd Ste 102, Kalispell, MT 59901.