



1/22/2025

RE: Spyglass Landing Condominium Association
Master Insurance
Effective February 1, 2025 – February 1, 2026

Master Policy Deductibles: \$25,000
 \$25,000 per unit water damage, sewer back-up, sprinkler
 leakage and ice damming deductible

Dear Unit Owner,

As the agent for the Master Insurance policy for Spyglass Landing Condominium Association, we would like to notify and recommend that each unit owner carry a condominium unit owners insurance policy (HO-6) with at least the following coverage amounts included in your policy.

Coverage A – Dwelling – Building limit of at least \$25,000 to meet the deductibles set forth in the master policy. We also recommend that either the HO-1732 “Unit Owners Coverage A Special Coverage” endorsement or the HO-1734 “Unit Owners Modified Other Insurance & Service Agreement Condition” endorsement be added. This will ensure that the Unit Owner’s (HO-6) Coverage A limit will cover the Master Insurance Policy’s highest deductible.

Coverage C – Contents – Coverage for all of your personal property, including replacement cost coverage. Jewelry, fine arts and other scheduled coverage and broadening endorsements should also be considered.

Loss Assessment Coverage – HO 04 35 – with limits of \$50,000 or more should be considered. This coverage protects the unit owner from a loss that is assess to all unit owners, like damage to a common area, by a peril that is covered by the HO-6 policy (ie. Fire.)

Coverage E – Personal Liability – Liability limits of at least \$500,000 should be considered. An Umbrella Liability policy should also be considered depending on your needs.

These are general guidelines and a partial list of coverages. PLEASE DISCUSS ALL OF YOUR INSURANCE NEEDS WITH YOUR AGENT.

Finally, to address the issue of improvements and betterments made within your units, each unit owner should notify the board if you have made a significant improvement.

Should you have any questions or have interest in our organization reviewing your unit owner’s coverage, please do not hesitate to call our office at 781-848-8600.

Thank you.

Sincerely,

Robert Monahan