

Saturday, December 27, 2025

Leisure Village HOA
2805 Leisure Drive unit E
Fort Collins, CO 80525
leisurevillagehoa@gmail.com

Attention Leisure Village homeowner!

The wind/hail coverage provided by our insurance carrier, Westfield, is a **5%** deductible (5% of the property replacement value limits, which normally increase each year as reconstruction cost estimates increase) rather than the \$5000 standard deductible applicable to other types of losses like fire.

Other available carriers also now apply similar reduced wind/hail coverage with a property replacement value limit percentage deductible. Unfortunately, that means we must effectively be self-insured for wind/hail damages.

Here's an example of a possible scenario:

A severe hailstorm occurs. Our roof shingles are a total loss on all three buildings and must be replaced. We obtain bids and the job ends up costing \$75,000. We have coverage with Westfield, but the 5% deductible applies. The new property replacement limits are \$1,477,740 for Building 2801, and \$1,248,790 for Building 2803 and \$1,203,209 for Building 2805. That means Westfield would not pay until the \$73,887 in deductible for Building 2801, \$62,440 in deductible for Building 2803, and another \$60,160 in deductible for Building 2805 for a total of \$196,487 has been met—5% of the building evaluation replacement limits and way more than the actual roof replacement cost! Since such a loss would almost entirely deplete our current reserve savings, we would probably vote and approve a special assessment on each homeowner to cover most, if not all, of our roof replacement cost. The \$75,000 divided by 13 homeowners equals about \$5,770 each. A payment plan would be offered, but you would be required to pay the special assessment in a timely manner.

Since the total possible wind/hail damage deductible of \$196,487 divided by 13 equals \$15,144, then **your board of directors highly recommend that each homeowner maintain their own private condo insurance policy that includes Association Loss Assessment liability coverage of at least \$16,000.** (This amount is higher than what we just recommended a year ago, so please check the coverage on your current policy.) With this coverage, you would submit a claim for the \$5,770 special assessment described in the example above to *your* insurance provider and they would reimburse you for that expense.

A copy of our current HOA insurance policy declarations may be found on our website:
www.leisurevillagehoa.org

Please let me know if you have any questions.

James Cook

President, Leisure Village HOA