



HOMEOWNER AND HOA PROPERTY INSURANCE INFORMATION

DID YOU KNOW???

- The property insurance paid for by the HOA insures the common area as well as all detached garages. There are no units in Elk Run insured by the HOA.
- The CC&Rs state, “The Association may, but is not obligated to, provide coverage of the Townhouses that is reasonably available and is in the best interest of the Association and the Owners, as determined by the Board of Directors.” However, per the CC&Rs, the HOA is responsible for repairs and maintenance of the exterior of each building, whether or not it is insured by the HOA.
- Interior damage repair is the responsibility of the homeowner. As an example, this includes interior water damage due to roof leakage. In this instance, the HOA would correct the exterior roof damage but the homeowner would be responsible for interior related damage repair.
- Homeowners should regularly check their personal homeowners insurance policy to be sure that it includes coverage for the entire home, ie. “walls-in,” “walls-out “and contents.

Historical Information: It is the responsibility of the ERTHA Board of Directors to operate within a balanced budget framework while addressing community projects . Working within those parameters, the board makes every effort to limit dues increases in terms of amounts and frequency. In an effort to maintain a balanced budget while supporting community structural and landscape needs, over time the board has directed specific areas of cost to the homeowner versus the HOA. One example of this is in the area of insurance coverage and HOA/homeowner responsibility. Homeowners are advised to review homeowner insurance coverage with consideration to the aforementioned factors.

The community property manager is available to address questions regarding the above noted information as events may warrant.



ERTHA
HOA

