



Timothy J. Rosendahl Agency

1755 Prospector Ave Ste 102

Park City, UT 84060

(435) 615-7716

Dear Lodges at Bear Hollow Condominium Homeowners Association Owner,

This notice is to notify all owners that effective November 8th, 2020, your board of directors has changed carriers to **American Family Insurance** for your HOA's master insurance policy. And to inform/remind unit owners on how each individual unit owner's insurance works in accordance with the HOA's master policy. Your board of directors has chosen a **Master Policy Deductible of \$10,000 – this has not changed.**

As an owner you will want to verify that you have proper coverage on your individual unit owner's insurance policy – see page two of this letter. Also, if you need to contact the Master Policy carrier for evidence of insurance or questions, our number is listed below. We will be very willing to help you with any information needed.

For General Questions please call or email the Tim Rosendahl Agency of American Family Insurance:

For certificates of insurance for bank loans etc. please contact:

Agency email – tim-rosendahl-agency-m@amfam.com

Additional contacts:

- Office Phone – 435-615-7716
- Tim Rosendahl – Agent – timothy.rosendahl@amfam.com
- Sydney Stevens – Agency Branch Manager - space@amfam.com
- KayCe Bradshaw – Office Manager – kbradsh2@amfam.com

Insurance Reminder

As a reminder, the master policy of the HOA and the individual unit owners policies work together to provide complete coverage for the buildings and your own personal property. Please review the explanation below on how these policies work together. If you have questions please contact the Tim Rosendahl Agency.

Two policies work together to ensure you have complete protection for your home.

1. The HOA master policy
 2. The Homeowner's (unit owner) policy (H06)
- The Master Policy covers the entire structure plus betterments and improvements, less the deductible of the Master Policy, which is **\$10,000.00.**
 - The Unit Owner policy (H06) needs to cover the following:
 - **Dwelling/Building coverage for at least \$10,000**
 - This covers the master policy deductible
 - If damage to your unit is less than \$10,000 the claim is filed on your unit owner's policy only.
 - If damage to your unit exceeds \$10,000, the amount over \$10,000 will go to the Master Policy. Claims will be filed on both your unit owner's policy and the master policy.
 - All personal property needs to be covered by your unit owner's policy.
 - We recommend the following endorsements:
 - Sewer Back-up
 - Loss Assessment
 - If you lease your unit to a tenant, you may need to obtain a "Business Owners" or "Landlord" policy with at least \$10,000 building coverage. Check with your agent/carrier to assure proper coverage. We also recommend securing endorsements for:
 - Sewer Back-up
 - Loss Assessment
 - Your renter should acquire a renter's policy to cover their personal property and liability.

If you have any additional questions, or feel your insurance needs to be reviewed, you may contact our office and a member of our team will be happy to assist you.

Best Regards,

Tim Rosendahl - Agent
American Family Insurance