



March 25, 2026

Alameda Park Condominium Association, Inc
c/o Vision Community Management a RealManage Company
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

Dear Community Members,

Socher Insurance Agency a HUB International Company has placed coverage for the Association's Property and General Liability effective March 24, 2026 to March 24, 2027. This letter is to advise you of the building coverage provided for the Association and what type of personal insurance coverage you should purchase as a Unit Owner.

FACTS YOU SHOULD KNOW ABOUT THE ASSOCIATION'S BLANKETED PROPERTY COVERAGE:

1. The Association currently has a property coverage for the common area and buildings provided by Seneca Specialty Insurance Company.
2. The Association has a property deductible of **\$25,000 with a \$50,000 per building wind/hail deductible.**
3. The Seneca Specialty Policy has a "following" form regarding coverage for the interior of the unit. This means the insurance company will review the CC&Rs to determine coverage for the interior of the unit. The initial review is that the master policy will cover the unit to its original construction (to modern day quality) excluding betterments and improvements, however, final decision rests with the carrier.
4. **You as the individual Unit Owner need to provide coverage for any upgrades beyond original construction specifications, and for your personal property residing within the unit.**

Below are some coverage options that we recommend you as the unit owner have on your personal insurance policy, if these coverage options are not included on your current policy, we suggest adding them. Please contact your individual personal lines brokers for details about how to include these options.

Unit Owners Insurance Policy:

An insurance policy may be purchased through your personal Insurance Agent/ Broker. We suggest you include the following options:

- **Building/Property Coverage:** Building/structural coverage that the Association will not provide, I.E., interior upgrades beyond original construction specifications.
- **Personal Content Coverage:** Coverage for any personal items that are yours and not the Association's, as the Association will not cover these items at the time of loss. For example: furniture, jewelry, clothing, laptop computers, televisions., etc.
- **Deductible reimbursement:** If the loss comes from the interior of the unit and the Association charges you the deductible for the claim, this coverage should "reimburse" you for the Association's deductible once you pay your personal insurance policy deductible.
- **Personal Liability.** Protects yourself from liability losses that occur from within your unit (like a slip and fall).
- **Loss of Use** If there is a loss at your unit and you have to stay off premises during the rebuilding process, this coverage would take care of this extra expense.
- **Loss Assessment for Property/Liability and/or Earthquake** If a covered loss exceeds the limits of Insurance coverage provided by the Association, the Association would have a special assessment. This option would cover your portion of the special assessment, less your personal policy deductible.

To request a Certificate or Evidence of Insurance, please go to www.hoainsurance.net and select the green Services box, then Request a Certificate and follow the instructions.

If you need to make a claim, please call your community management company; **Vision Community Management a RealManage Company, 480-759-4945**

Socher Insurance Agency specializes in coverage for associations, not individual property owners. You should discuss these coverage options with your personal lines agent.