



1930 N Salem St., Suite 101, Apex, NC 27523

Phone: 919-367-7711. Fax: 919-367-7715

Accounting Office, PO Box 83, Pinehurst, North Carolina 28370 1-877-420-9320

[rae@casnc.com](mailto:rae@casnc.com) / [www.casnc.com](http://www.casnc.com)

## **Westgate Townes HOA Master Insurance Policy Update**

January 20, 2009

Dear Homeowner,

The Westgate Board would like to inform the owners of Westgate Townes of the recently renewed (January 2009) Master Insurance Policy for the Westgate HOA. Please be aware that although the association carries a Master Policy, the owners should carry their own HO-6 policy to cover personal property excluded under the Master Policy obtained by the Westgate HOA. A brief description of the Master Insurance Policy has been included below. However, prior to consulting with an insurance agent to identify their individual policy needs, we encourage all homeowners to obtain a copy of the Westgate HOA Master Policy either from the link provided on the CAS web page <http://www.casnc.com/Communities/Westgate/westgate.htm> or by contacting Phil Langford with Powell, Angeli & Langford Insurance Agency at 919-828-6883 to aid in determining the individual owner's supplemental insurance needs.

Coverage under Westgate Townes Master Insurance Policy is defined as covering the structure of the buildings from the "studs out". The Westgate Townes Association provides insurance coverage for the following:

1. Broad form replacement cost coverage on the townhome buildings, this includes the following: the roofs, exterior shells of the buildings, exterior fixtures, improvements and alterations that are part of the buildings. This coverage is written with a \$2,500 deductible.
2. Liability coverages for the Association are provided to cover exposures for the premises. This provides coverage for the Association only. There is also coverage for the Director's and Officers Liability.

The following recommendations are made for your personal insurance needs:

1. Personal property and liability coverage should be purchased by each unit owner. This coverage should include improvements and betterments made by the owner. Coverage should provide for the interior surfaces of the townhome commonly referred to as "studs in". This includes all wall coverings (wallboard, paint, wallpaper, paneling, etc.), floor coverings (tile, carpet, hardwood, etc), ceilings, cabinets, appliances, hot water heaters, HVAC systems, hardware, furniture, and personal belongings. You can purchase an HO-6 Unit Owners Policy which will provide the coverages needed including loss assessment. The loss assessment amount should be \$2,500.

Please direct any questions or concerns to our community manager Rae Brown with CAS, Inc.

*The Westgate Townes Board would like to wish everyone a safe and happy New Year.*