

**KINGSWOOD VILLAGE PROPERTY OWNERS ASSOCIATION**

**P.O. Box 815**

**1001 Commonwealth Drive**

**Kings Beach, CA 96143**

**2023 - 2024 INSURANCE DISCLOSURE**

**PROPERTY**

General Star Indemnity Company  
Landmark American Insurance Company  
Lexington Insurance Company  
Evanston Insurance Company  
Kinsale Insurance Company  
Mt. Hawley Insurance Company  
Mercer Insurance Company  
AXIS Surplus Insurance Company  
Ironshore Specialty Insurance Company  
Aspen Specialty Insurance Company  
Starr Surplus Lines Insurance Company  
General Star Indemnity Insurance Company  
Certain Underwriters at Lloyd's, London  
Gotham Insurance Company  
Kinsale Insurance Company  
Lexington Insurance Company  
Bridgeway Insurance Company  
Columbia Casualty Company  
Effective Date: 3/01/2023 -3/01/2024

**PROPERTY DAMAGE COVERAGE**

Blanket Building Limit	\$	50,000,000	per occurrence
Business Income & Extra Expense	\$	900,000	per occurrence
Property Deductible:	\$	25,000	per occurrence
Water Damage Deductible	\$	50,000	per occurrence
Property Deductible:	\$	250,000	per occurrence – Wildfire *
Building Ordinance Limit:	Coverage A		Included
	Coverage B & C		\$1,000,000

Property Covered: Includes common areas plus condominium buildings from the outside structures into the bare walls. The original construction fireplaces, stairways and open beamed ceilings are covered as part of the building structure.

This insurance **DOES NOT** provide coverage for condominium buildings against loss of damage to the following: fixtures, appliances, such as those used for refrigerating, ventilating, cooking, dishwashing, laundering, security or housekeeping, cabinets, countertops, floor coverings, ceiling coverings, wall coverings, installations, alterations or additions that comprise part of the building when situated within a portion of the premises used exclusively by an individual condominium unit owner, household and personal property owned by or in the care, custody and control of the individual condominium unit Owner.

Perils Insured Against: All risks of direct and physical loss or damage excluding Flood and Earthquake subject to terms, conditions, limitations and exclusions contained in the policy. Some of the perils for which we are insured include fire, lightning, windstorm, hail, vandalism, collapse and water damage from broken pipes.

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Exclusions / Limitations to Coverage: The major exclusions/limitations on our policy include loss due to:

1. Earthquake - Excluded
2. Flood - Excluded
3. War - Excluded
4. Nuclear Hazards - Excluded
5. Terrorism - Excluded
6. Mold, Fungi, Wet or Dry Rot, Bacteria – Limited coverage - \$15,000 sub-limit per policy period
7. Back up of water through sewers and drains – Excluded

**\*Wildfire and Wildfire Smoke Deductibles**

Definition: A Wildfire is any wildland fire, controlled or uncontrolled, that consumes wildland vegetation, but may also consume buildings; personal property; and/or ornamental crops or plants, originating from an unplanned ignition, such as lightning; volcanoes; unauthorized and accidental human caused fires; and prescribed fires that are declared wildfires. Wildfires include all risk associated with or resulting from such fire(s), such as smoke, heat soot or fumes.

Deductible Responsibility: Deductibles will be paid by the Association, or by the individual Homeowner, depending on specific circumstances regarding the claimed loss. See the KVPOA RULES AND REGULATIONS for circumstances where the Homeowner would be responsible for payment of deductibles.

Important note to Homeowners regarding this Master policy:

**INDIVIDUAL UNIT OWNERS SHOULD PURCHASE A CONDOMINIUM HOMEOWNERS POLICY TO PROVIDE COVERAGE FOR THEIR UNIT FROM THE BARE WALLS IN, INCLUDING PROPERTY DAMAGE COVERAGE FOR FIXTURES, ETC. AS DESCRIBED ABOVE UNDER “PROPERTY COVERAGE.” YOUR POLICY SHOULD ALSO PROVIDE COVERAGE FOR PERSONAL PROPERTY WITHIN THE UNIT, ADDITIONAL LIVING EXPENSE, LOSS OF RENTAL INCOME, AND PERSONAL LIABILITY FOR ACCIDENTS OCCURRING WITHIN YOUR UNIT AND LOSS ASSESSMENTS. WE RECOMMEND THAT YOU PROVIDE A COPY OF THIS DISCLOSURE TO YOUR PERSONAL INSURANCE AGENT TO BE SURE YOUR CONDOMINIUM HOMEOWNERS POLICY IS PROPERLY WRITTEN.**

**GENERAL LIABILITY COVERAGE**

James River Insurance Company

Effective Date: 3/31/2023 -3/31/2024

<u>Limits:</u>	\$1,000,000 per occurrence \$2,000,000 aggregate
<u>Deductible:</u>	\$2,500

This policy extends coverage to individual unit Owners, but only with respect to their liability arising out of the ownership, maintenance or repair of that portion of the premises which is not reserved for their exclusive use or occupancy.

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**EXCESS GENERAL LIABILITY COVERAGE**

James River Insurance Company  
Scottsdale Indemnity Company  
Effective Date: 3/31/2023 -3/31/2024

Limit: \$10,000,000 per occurrence  
\$10,000,000 aggregate

**DIRECTORS & OFFICERS LIABILITY INSURANCE**

Continental Casualty Company  
Effective Date: 3/31/2023 - 3/31/2024

Liability Limit: \$3,000,000  
Deductible: \$5,000

**CRIME INSURANCE**

Travelers Casualty and Surety Company of America  
Effective Date: 3/31/2022 – 3/31/2025

Employee Dishonesty Limit: \$1,630,000  
Deductible: \$15,000

**COMMERCIAL AUTO INSURANCE (pickup trucks)**

Ohio Security Insurance Company  
Effective Date: 3/31/2023 – 3/31/2024

Liability & Uninsured Motorist Limit: \$1,000,000  
Medical Payments Limit: \$5,000  
Comprehensive Deductible: \$250  
Collision Deductible: \$500

**EQUIPMENT INSURANCE (loaders, snow blowers, etc)**

The Ohio Casualty Insurance Company  
Effective Date: 3/31/ 2023 - 3/31/ 2024

Schedule of Existing Equipment: \$145,813  
Unscheduled Tools & Equipment \$5,000  
Newly Acquired Property Limit: \$43,744  
Deductible: \$500

**WORKERS COMPENSATION INSURANCE**

Markel Insurance Company  
Effective Date: 1/01/2023 - 1/01/2024

Employer's Liability Limit: \$1,000,000

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KVPOA's Insurance Broker is Edgewood Partners Insurance Center (EPIC Insurance Brokers). If you have any questions regarding insurance coverage, call John Antaki (925-852-0416), the EPIC Broker, or Cheryl Kough (925-852-0412), the EPIC Account Manager, or Kingswood Village Board of Directors at [Directors/kvpoa.board@gmail.com](mailto:Directors/kvpoa.board@gmail.com)

This summary of the Association's policies of insurance provides only certain information, as required by subdivision (e) of Section 5300(a)(9) of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable notice, review the Association's insurance policies and upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.