



C/O WESTWIND MANAGEMENT GROUP, INC.
15150 EAST ILIFF AVENUE
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(303) 369-1800

IMPORTANT NOTICE

May 1, 2009

Subject: Heatherridge South Homeowners Association- Board Resolution

Dear Heatherridge South Homeowners & Residents:

The Board approved a Resolution in reference to property coverage at the April 28, 2009 Board meeting. Included in this mailing is the following information relating to the Board resolution and how this affects each and every homeowner in Heather Ridge South:

- HO6 Policy Information Insurance Newsletter provided by Van Gilder, the Association's insurance agent.
- Board Resolution in reference to property coverage
- Letter from Van Gilder, Association's insurance agent, to the Board regarding insurance coverage and coverable/non-coverable items.

It is very important that you read and familiarize yourself with this information. You will also want to speak with your personal insurance agent to make sure you are properly covered. The Board can not emphasize enough the importance of each homeowner having a proper HO6 or condo policy for items not covered under the Association's insurance policy.

If you have any questions regarding this information please contact Janelle Maninger at Westwind Management Group by email at Janelle@westwindmanagement.com, by phone at 303-369-1800 ext 115 or via fax at 303-996-4105.

Also this important change in procedure will be discussed at the upcoming semi-annual meeting in June.

Sincerely,
For the Board of Directors

Janelle Maninger
Janelle Maninger, CMCA®
Association Business Manager

vangilder

MAILED

MAY 1 2009

**HEATHER RIDGE SOUTH HOA
INSURANCE NEWSLETTER**

COPY

Annually, your Board of Directors purchases insurance for the condominium association that covers the buildings, personal property of the association, general liability on the common areas, fidelity coverage and directors and officers coverage. As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed in Heather Ridge South's declarations, your personal property and liability exposures that are not covered under your master association's insurance policy.

If there were a covered property loss at Heather Ridge South HOA, the master association's policy would rebuild the basic structure. According to page 5, section (i) of Heather Ridge South's declarations, "Unit owners may carry additional insurance if they so desire for their own benefit insuring their improvements, carpeting, wall coverings, pictures, furniture, furnishings and other personal property..."

When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an HO6 (condominium owner's) policy. The HO6 should include these four basic coverages: unit coverage, personal property coverage, liability coverage and loss assessment. The unit coverage should cover items specified in the declarations as the responsibility of the unit owner including window treatments, including carpet, finished basements and any other improvements added by the Unit Owner. Personal property coverage should include all furnishings and clothing. This coverage should be written on a replacement cost basis. Make sure the limit is adequate to cover the replacement of all your furniture, clothing, kitchen wares including dishes, pots and pans, CDs, towels and linens, et cetera. The unit owner needs to purchase liability insurance for anything that occurs within their unit. A limit of \$500,000 is suggested as a minimum but each owner should review their own assets and consider purchasing a personal umbrella. When someone enters your unit, the liability exposure becomes yours. Finally, loss assessment coverage applies if you are assessed by the association for an uninsured claim or the deductible portion of a claim. Most HO6 policies include \$1,000 of loss assessment coverage. Some insurance companies will limit the amount of coverage to \$1,000 if the loss assessment is used to meet the association's deductible. Check with your insurance agent to see what is available.

If renting the unit out, you need to purchase a rental condominium policy (landlord's policy). The landlord's policy should offer unit coverage, personal property coverage, liability coverage as well as loss of rents in the event the unit must be vacated while it is being repaired/rebuilt.

Each unit owner should consider getting their individual homeowner's insurance through the same company as their auto insurance as most companies give discounts when writing both exposures. Also, take pictures or videos of the inside of your home including closets, your kitchen, et cetera and store them somewhere away from your home. In the event of a loss, this makes claims handling much easier.

**HEATHER RIDGE SOUTH HOMEOWNERS ASSOCIATION
RESOLUTION OF THE BOARD OF DIRECTORS
IN REFERENCE TO PROPERTY COVERAGE**

WHEREAS, the Board of Directors of the Heather Ridge South Homeowners Association is empowered to govern the affairs of the Homeowners Association pursuant to Article VII of the bylaws.

WHEREAS, there is a need to adopt a specific policy regarding the coverage of personal property items per the Association's Declarations pursuant to Article II Section (i) of the Declarations, "Unit owners may carry additional insurance if they so desire for their own benefit insuring their improvement, carpeting, wall covering, pictures, furniture, furnishing and other personal property....."

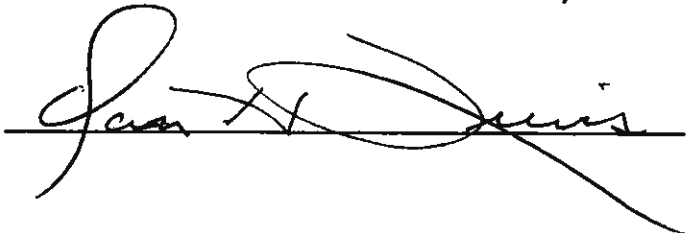
WHEREAS, it is the intent that this policy shall be applicable to all owner, tenants, guests, invitees, and any others who are cited for non-compliance of the community documents.

WHEREAS, historically the Board of Directors at Heather Ridge South has approved covering items that fall under the individual owner insurance responsibility especially carpeting and finished basements that are improvements since original construction.

THEREFORE, BE IT RESOLVED THAT the following policy is hereby adopted by the Board of Directors:

Effective June 1, 2009 the Board of Directors at Heather Ridge South will address all claims according to the Association's Declarations. Individual owners will be responsible for coverage for items described in the Association's Declarations as their responsibility, including carpeting and finished basements. All owners are encouraged to purchase a HO6 policy to protect both their personal property and liability within their unit.

DULY ADOPTED this 30 day of April, 2009.

 , President

vangilder

HeatherRidge South
C/O Janelle Maninger, CMCA
Westwind Management Group
1150 E. Iliff Avenue
Aurora, Co. 80014-4514

Re: Insurance Coverage

Insurance coverage for HeatherRidge South is provided through Fireman's Fund Insurance Company. Fireman's Fund, like all of the insurance companies I deal with, adjusts claims according to the specific declarations of each association. When Van Gilder took over handling the insurance for HeatherRidge South, we published an insurance newsletter for the homeowners so that each owner would understand exactly what the declarations deemed as the association's insurance responsibility and what was designated as the owner's insurance responsibility. Specifically, page 5 states "Unit owners may carry additional insurance if they so desire for their own benefit insuring their improvements, carpeting, wall coverings, pictures, furniture, furnishings and other personal property..."

I realize that historically the board at HeatherRidge South has approved covering items that fall under the individual owner's insurance responsibility; especially, carpeting and finished basements which are improvements since original construction. It has been my recommendation to the board that they set a date and transition responsibility for insurance to be consistent with what the HeatherRidge South's declarations require. As a board representing the community they have the obligation to provide insurance coverage per the declarations.

Please feel free to use this correspondence to advise the owners of the board's policy to follow the insurance requirements of the declarations going forward. As always, I am happy to attend a community meeting to answer any questions.

Sincerely,

Pat Wilderotter, CIRMS
Van Gilder Insurance Corp.