



Community Civic Association
of Laguna Woods Village Town Forum July 27, 2006

As of October 2006



Manor Insurance

**What type of Insurance do
you need for your Laguna
Woods Village Manor?**

Re-Printed for CCA Courtesy of:
Frank Sande, Realtor/Broker



The Community Civic Association of Laguna Woods Village is a resident's educational and service organization whose prime purpose is to explore issues of concern to the Community.

CCA is dedicated to providing information on topics of interest to our residents through Town Hall Forums. These forums explain your options by presenting knowledgeable speakers and providing literature (including specially-written booklets).

The 2006 Town Forums have included:

- Rumors - The Presidents of the 3 Mutual's dispelled the rumors about their Mutual's
- Emergency Preparedness - How to be prepared in Laguna Woods Village
- City of Laguna Woods - 7th Birthday: Re-cap of the last 7 years
- Hoarding - How to stop hoarding and give to charities
- Fraud Fest - How to protect yourself against ID theft and fraud
- Manor Insurance - What are the the insurance needs of manors in each Mutual
- Special Transportation - A look at golf carts, ways to adapt your automobile for special needs, and insurance issues
- Veterans Awareness Day - Do you have all the benefits that you are entitled to?

CCA has also donated the following to the community

- Fraud Resource Center racks in the Laguna Woods Globe office
- Radar Speed signs to the GRF Security Force
- Checks to the Laguna Woods Foundation and the Laguna Woods Historical Society

Membership

Membership is only \$10.00 per year. Please send your check to us so we can continue to bring your these informative Town Forums. Community Civic Association, PO Box 2613, Laguna Hills, CA 92654

Thank you for your support,
Denise Welch, 2006 President

What kind of Insurance do I need?

Personal contents insurance for items such as furniture, jewelry, clothing, upgraded or non-standard appliances and for special property such as money, coins, securities, artwork, furs, silver, collectibles.

A **minimum of \$10,000 in unit owners building items** (or additions & alterations) insurance. Members are responsible when damage is caused by their negligence or fault, by or to additions and alterations, or by guests or lessees. The policy limit should include permanent alterations and improvements (wallpaper, wood floors, custom built-ins, carpet, wood shutters, air conditioners, patio rooms, etc.). If the damage is your responsibility, United can charge you for the repairs. Your own insurance may help you take care of your obligation.

Personal liability insurance for your actions and responsibility both inside and outside your manor. If you have pets, play golf, or take part in any other outside activities, this is very important.

“Loss of use” insurance in case the manor/building is damaged and cannot be lived in until repaired. The member/resident/lessee is responsible for paying to live elsewhere while work is done if the building or manor is not habitable during construction. Monthly assessments must still be paid during this time.

Loss assessment to protect against a special assessment from your Mutual for damage. While there has not yet been this type of assessment in Laguna Woods Village, we are required to tell you that there is this possibility. (Show your agent/broker the limits on the back of this page.)

Earthquake and/or flood insurance for personal property and additions and alterations.

Loss assessment for earthquake to protect against a special assessment from the Mutual for damage caused by an earthquake. (Note: United Laguna Hills Mutual does not have earthquake insurance.)

Personal automobile insurance on your car, truck, van, motorcycle or motor home.

Insurance on your golf cart.

Laguna Woods Village INSURANCE (949) 597-4202

Buildings and manors within the four corporations are insured by a Commercial Property Policy that covers replacement costs for Fire and Extended Coverage including lightning, wind, and other hazards. There is a \$10,000 deductible on the policy. In order to obtain the best pricing and coverage for all community and residential buildings, the policy covers all buildings. All Mutuals and condominiums owners are insured as well as the common property owned by GRF, including the GRF Trust. A letter is sent to each owner or member annually as required by the Davis Stirling Act. GRF, the GRF Trust, Professional Community Management, Inc., and your Mutual are insured under the Commercial General Liability Policy for \$1,000,000 including an umbrella of Liability Coverage with a limit of \$25,000,000. For more details and information, contact the Insurance Department.

In order to avoid personal financial loss, owners and lessees MUST have insurance for personal property, for your personal liability and to cover the interior of your manor as well as for all additions and alterations that occurred after the original construction.

**This information appears on the Laguna Woods Village website
<http://www.lagunawoodsvillage.com/>**

Third's Insurance Needs	See Page 5
United's Insurance Needs	See page 6
50's Insurance Needs	See Page 7

Third Laguna Hills Mutual

INSURANCE INFORMATION AND POLICY SUMMARY

April 20, 2006

PROPERTY INSURANCE

There is blanket property insurance for fire and special form with Travelers Property Casualty Company of America covering residential and common and community area buildings, units, and business property. Effective October 1, 2006:

Policy Limit: \$600,000,000 per occurrence Deductible: \$10,000 per occurrence (except Towers)

Excludes flood, earthquake and landslide Policy number 630-853P8768 TIL 06

COMMERCIAL GENERAL LIABILITY INSURANCE

The commercial general liability insurance for the Community is with North River Insurance Company (Crum & Forster) insuring against liability arising out of the ownership and use of the common and community areas.

Policy Limits: \$1,000,000 per occurrence **Deductible:** None for bodily injury claims
\$2,000,000 aggregate Policy number [5437107063](#)

There is also an umbrella policy with Great American Insurance Company.

Policy Limit: \$25,000,000 per occurrence **Deductible:** Excess over general liability insurance policy

FIDELITY INSURANCE

The Housing Mutuals and Golden Rain Foundation (GRF) have a fidelity policy with Zurich America Insurance.

Policy limits: \$8,000,000 Dishonesty & Fund Transfer Deductible: \$15,000
\$5,000,000 Theft, Robbery & Depositor Forgery
Policy number: FID5888426-01

EARTHQUAKE AND FLOOD INSURANCE:

Third Laguna Hills Mutual (Third) has Difference in Conditions (DIC) Insurance policies with Axis Insurance Company and others, for earthquake and flood insurance on common area buildings in Third.

Policy limits: \$10,000,000 Deductible: \$100,000 per occurrence except earthquake
Deductible for earthquake: 5% of the building value
Minimum earthquake deductible per building: \$100,000

GRF facilities

GRF has a DIC policy including earthquake and flood for GRF facilities such as clubhouses, streets and the cable system with RLI Insurance Company.

Policy limit: \$10,000,000 Deductible \$100,000 per occurrence except earthquake
Deductible for earthquake: 10% of the building value

This summary of the Association's policies of insurance.... 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.

UNITED LAGUNA HILLS MUTUAL

ANNUAL INSURANCE INFORMATION AND POLICY SUMMARY

April 20, 2006

PROPERTY INSURANCE

There is blanket property insurance for fire and special form with Travelers Property Casualty Company of America covering residential and common and community area buildings, units, and business property. Effective October 1, 2005:

Policy Limit: \$600,000,000 per occurrence

Deductible: \$10,000 per occurrence

Excludes flood, earthquake and landslide

Policy number 630-853P8768 TIL 06

COMMERCIAL GENERAL LIABILITY INSURANCE

The commercial general liability insurance for the Community is with North River Insurance Company (Crum & Forster) insuring against liability arising out of the ownership and use of the common and community areas.

Policy Limits:

\$1,000,000 per occurrence

Deductible: None for bodily injury claims

\$2,000,000 aggregate

Policy number [5437107063](#)

There is also an umbrella policy with Great American Insurance Company.

Policy Limit: \$25,000,000 per occurrence **Deductible:** Excess over general liability insurance policy

FIDELITY INSURANCE

The Housing Mutuals and Golden Rain Foundation (GRF) have a fidelity policy with Zurich America Insurance.

Policy limits: \$8,000,000 Dishonesty & Fund Transfer Deductible: \$15,000

\$5,000,000 Theft, Robbery & Depositor Forgery

Policy number [5437102914](#)

EARTHQUAKE AND FLOOD INSURANCE

United Laguna Hills Mutual **does not have** earthquake or flood insurance.

GRF has a Difference in Conditions policy including earthquake and flood for GRF facilities such as clubhouses, streets and the cable system.

Policy limit: \$10,000,000 Deductible: \$100,000 per occurrence **except** earthquake

Deductible for earthquake: 10% of the of the building value

This summary of the association's policies of insurance..... 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.

The total amount of insurance was discussed with the insurance broker and the Board followed their guidance. If you have questions about the policies, please call: Helga Butz, Insurance Coordinator at (949) 597-4202



LAGUNA WOODS MUTUAL FIFTY INSURANCE

INFORMATION AND POLICY SUMMARY

April 20, 2006

PROPERTY INSURANCE

There is blanket property insurance for fire and special form with Travelers Property Casualty Copany of America covering residential and common and community area buildings, units, and business property. Effective October 1, 2004:

Policy Limit: \$600,000,000 per occurrence Deductible: \$10,000 per occurrence. (Towers only, \$5,000)

Excludes flood, earthquake and landslide Policy number 630-853P8768 TIL 06

COMMERCIAL GENERAL LIABILITY INSURANCE

The commercial general liability insurance for the Community is with North River Insurance Company (Crum & Forster) insuring against liability arising out of the ownership and use of the common and community areas.

Policy Limits: \$1,000,000 per occurrence Deductible: None for bodily injury claims
\$2,000,000 aggregate Policy Number: [5437107063](#)

There is also an umbrella policy with Great American Insurance Company.

Policy Limit: \$25,000,000 per occurrence Deductible: Excess over general liability insurance policy

FIDELITY INSURANCE

The Housing Mutuals and Golden Rain Foundation (GRF) have a fidelity policy with Zurich America Insurance.

Policy limits:

\$8,000,000 Dishonesty & Fund Transfer Deductible: \$15,000
\$5,000,000 Theft, Robbery & Depositor Forgery Policy number: FID5888426-01

EARTHQUAKE AND FLOOD INSURANCE

Laguna Woods Mutual Fifty does not have earthquake or flood insurance.

GRF facilities

GRF has a Difference in Conditions policy including earthquake and flood for GRF facilities such as clubhouses, streets and the cable system, with RLI Insurance Company.

Policy limit: \$10,000,000 Deductible: \$100,000 per occurrence except earthquake

Deductible for earthquake: 10% of the of the building value

This summary of the association's policies ofEven 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.

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