



Mountain West Insurance & Financial Services, LLC

201 Centennial St. 4th Floor, Glenwood Springs, CO 81601
(800) 390-0559 toll-free
(970) 945-9111 office
(970) 945-2350 fax
www.mtnwst.com

10/17/2025

Insurance Ready Reference for

Woodridge Townhomes Homeowners Association

Please retain this form in your insurance file along with your policies.

Thank you for choosing our agency for your Community Association Master Insurance Policy. To provide the best possible service to the unit owners, we ask that you review and observe the following procedures regarding coverage, claim reporting and certificates of insurance.

Retain this form for future reference with the actual policy to answer any questions that may arise. Coverage questions should be referred to your service team. It is preferred that the property manager or a board member makes contact.

Please provide a copy of the enclosed Unit Owners letter, the Association Insurance Summary, a certificate of insurance, and a copy of the association declarations and bylaws to each unit owner.

Your Service Team

Producer: Cole Willard
Commercial Account Executive: Samantha Burk
Commercial Account Manager: Michelle Castilla
Claims Advocate: Dustin Brown
Phone: 970-945-9111
Toll Free: 800-255-6390
Fax: 970-945-2350

Claim Reporting

Report all claims promptly to claims@mtnwst.com or by phone 970-945-9111

Certificates

All requests for certificates of insurance for lending purposes must be emailed to assncert@mtnwst.com or faxed to our office. The request must include the full name, physical address and complete mortgagee clause for each owner. Blank certificates may not be issued under any circumstance.

Coverage

Please reference the following pages for a summary of all insurance policies written through Mountain West Insurance & Financial Services, LLC.

The attached Unit Owner letter summarizes the coverage as applicable to the Association relative to our agreed interpretation of its Declarations and Bylaws.

This notice is furnished to you in accordance with Colorado Revised Statute 38-33.3-209.4 (2) (f)



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Insurance Summary for

Woodridge Townhomes Homeowners Association

Package Policy

Carrier: American Alternative Insurance Corporation
Policy #: CAU531704
Policy Term: 11/14/2025 to 11/14/2026
Building/Structures: **Guaranteed Replacement Cost** - \$6,075,000
Loss Assessment Income: Actual Loss Sustained
Undamaged Buildings (Building Ordinance Law A): Included
Demolition Costs (Building Ordinance Law B): \$1,000,000
Increased Construction Costs (Building Ordinance Law C): \$1,000,000
Property Deductible: \$10,000
*\$10,000 basic deductible applies to: water damage, sewer backup, sprinkler leakage & all other covered causes of loss
Ice Damming Deductible: \$10,000 Per Unit
Wind/Hail Deductible: 2% Per Building
Equipment Breakdown: Included
Sewer Drain Backup: Included
General Liability: \$1,000,000 Per Occurrence
Medical Payments: \$5,000
Hired & Non-Owned Auto Liability: \$1,000,000

Directors and Officers Liability

Carrier: Continental Casualty Company
Policy #: 768631808
Policy Term: 11/14/2025 to 11/14/2026
Limit: \$1,000,000 Per Occurrence / Aggregate
Additional Defense Limit: \$1,000,000
Deductible: \$1,000

Fidelity

Carrier: Continental Casualty Company
Policy #: 768631808
Policy Term: 11/14/2025 to 11/14/2026
Employee Dishonesty Limit: \$150,000
Forgery or Alteration Limit: \$150,000
Computer Fraud Limit: \$150,000
Funds Transfer Fraud Limit: \$150,000
Deductible: \$250
Social Engineering Limit: \$100,000
Social Engineering Deductible: \$250



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Disclaimer

This is only a summary of the insurance policies written through Mountain West Insurance & Financial Services, LLC for Woodridge Townhomes Homeowners Association. Please consult the actual policies for complete coverage, limits, endorsements, and exclusions.