

Summer Gardens

Important Notice to All Owners Concerning Insurance

Owners of condominium units are responsible for all damage to the common elements of Summer Gardens or to other units caused from their units, except for costs recoverable from Summer Gardens' insurance. **The owner causing the damage will be responsible for the deductible under Summer Gardens' insurance policy.**

Normally this amount for which the owner is responsible will be covered by his or her own insurance. However, your owner's insurance policy may have a limit on the amount that it will pay for the deductible under the condominium's insurance, and that limit may be less than the amount of the deductible. You might then be personally responsible for the difference

The deductible for water damage claims under the policy on Summer Gardens is now \$50,000¹. The limit under many owners' policies is \$25,000, although many companies offer higher coverage. You should contact your insurance broker or agent to make sure that the coverage under your owner's insurance is sufficient to cover the full amount of the deductible under Summer Gardens' policy.

There might be an additional premium if it is necessary to increase your coverage limit to match the condominium's policy.

The most common cause of water damage is failure of hot water heaters. Most hot water heaters have an expected service life of ten years, although you should check the information provided by the manufacturer of your unit. Please replace your hot water heater if it is beyond its expected service life. Consider also your dishwasher or refrigerator if it has a water connection for an icemaker; these too can cause expensive water damage.

*Summer Gardens Board of Directors
February 13, 2022*

¹ Under last year's insurance policy the condominium's deductible was \$25,000, but it was increased when the policy was renewed. Insurance markets are very tough now for condominiums, with some condo corporations having great difficulty to get their policies renewed at all.