

The Villas at Apple Creek

August 15, 2017

Dear Villas at Apple Creek homeowners,

Many unit owners at Apple Creek have found it difficult to determine how much insurance they need to protect their individual condo units. This situation has been further complicated by information that may have been furnished to the unit owners by the developer for Apple Creek.

In an attempt to clarify this issue the BOD met with representatives from the insurance carrier for the association, State Farm, and Pfefferle Management, on August 3, 2017.

The Apple Creek BOD was advised that the definition of building, as contained in the association insurance policy, has been extended to include fixtures, improvements, and alterations that form a permanent part of a building including appliances, heating, and refrigerating equipment. It does not matter if the improvement or alteration was made before or after you purchased your unit. As long as the improvement or alteration is a permanent part of the building it is insured by the association per the terms of the insurance policy. Stated more simply, the association insurance policy attempts to insure everything in a condo unit that forms a permanent part of the building including appliances.

Since this insurance coverage is somewhat unique for a condominium complex we would encourage you to share this information with your insurance agent when trying to decide how much insurance coverage you should have on the building portion, Coverage A, on your condo owner's insurance policy.

Keep in mind you will still need to insure your personal property as described in your condo owner's insurance policy together with coverage for your personal liability.

Should you need additional clarification on this issue we would suggest you contact either Ken Heiner of State Farm insurance here in Appleton at 920-734-3141 or Katie Hanson of Pfefferle Management at 920-560-5035.

We hope this helps you arrange a proper amount of insurance on your condo unit.

Sincerely,

The Board of Directors
The Villas at Apple Creek