

MT. Judah Condominium Owners Association

c/o Sierra Mountain Management

P.O. Box 11110

Truckee, CA. 96162

2010

BUDGET

The budget is included with this newsletter. The annual assessment is due in full on Jan. 1, 2010 (invoices will be mailed out Dec. 15th), delinquent Feb. 1. Collection Policy is on the reverse side. The assessment will remain the same as 2009.

ASSOCIATION INSURANCE REQUIREMENTS

California State Law mandates certain insurance requirements. To afford members of the association the maximum protection under the law, the association is required to carry \$1 million worth of coverage for liability on the common area and an umbrella policy with \$5 million worth of coverage. The deductible is \$5,000. The Directors & Officers insurance has \$2 million worth of coverage.

Our Directors and Officers, policy is with Chubb. The commercial & umbrella policy are with Resort Guard. Please call Scott Johnson at Wells Fargo Insurance, the association agent, if you have any questions at 775-827-1555 or e-mail scott_johnson@wellsfargois.com

PLANNING ANY CHANGES TO YOUR UNIT (this includes hot tubs)

Please check to see if any common area will be affected. There is an Architectural Application and the Architectural Guidelines available on the website. You must receive prior written approval before starting your project. Allow 30 days for plan submittal.

WEBSITE

Please see the Website for references concerning the governing documents.

MANAGEMENT CONTACT

Sierra Mountain Management

e-mail: pam@sierramntmgt.com

PH. 530-587-8647

website: www.sierramntmgt.com

The summary of the Associations policies of insurance provides only certain information, as required by subdivision (e) of section 1365 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the Association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling. 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.