

17250 NORTHWOODS BLVD. TOWNHOMES ASSOCIATION NEWS FALL EDITION

2012 OPERATING BUDGET

See reverse side.

RESERVE STUDY

Those of you that wish a complete copy may contact management.

SNOW REMOVAL

Waltmans Snow Removal is handling the association snow removal. I hope their service has been satisfactory. Please let me know if there are problems.

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 \$2 million worth of coverage for liability on the common area and \$1 million Directors & Officers insurance.

Our insurance policies are with Travelers Insurance Company. Wells Fargo Insurance handles the account. If you have questions you may contact Scott Johnson at 775-827-1555 or e-mail him scott.johnson1@wellsfargo.com

WEBSITE

Please see the Website for references concerning the governing documents.

MANAGEMENT CONTACT

Sierra Mountain Management

PH. 530-587-8647

e-mail: pam@sierramntmgt.com

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.