

Mother's Day - May 10th



Mother's Day
Maintenance
Monthly Assessments
Meetings
Memorial Day

cheesman tower west

May Spring News

2015

How do I obtain
"Proof of
Insurance"



On a regular basis your mortgage company will request proof of insurance on the property. When you refinance, the lending agent will request proof of insurance for the property. Also if you are looking for a reverse mortgage proof of insurance is required.

The Insurance Agent

**Cherry Creek
Insurance Group
Service Team** can help:

In the event you need a certificate of insurance issued, please fax your request to the attention of, or contact:

Attn: HOA certificates
FAX: 303-799-0156 or
certificate@thinkccig.com



COMMUNITY
MANAGER

Jean Ronald CMCA AMS

6795 East Tennessee Ave #601
Denver, CO 80224
www.WeststarManagement.com
720-941-9200 main
720-941-9200 ext. 55



4pm

BOARD MEETINGS

.....are held at 4:00 pm
(new time) in the
Community Room on the
third Thursday of every
month. Next meeting
dates: May 21st & June 18th



BOARD OF DIRECTORS

President – Barbara Wagner
Vice Pres. – Mary Ellen Bayko
Secretary – Jean Reardon
Treasurer – Doug Beekman
Director at Large – Rita Bastien
Director at Large – Hall Skeen

Your monthly assessments are due on or before the first of each month. A \$10 later fee is charged if your payment is received after the 15th of the month. You may set up automatic payments. ACH forms are available on the Association's website or email jean@weststarmanagement.com.

CHEESMAN TOWER WEST

From The Cherry Creek Insurance Group – 303-799-0110

Annually your Board of Directors purchases insurance for the condominium association that covers the buildings, personal property of the association, general liability on the common areas, fidelity coverage and directors and officers coverage. As unit owners, it is important that you maintain your own insurance to cover unit items that are your responsibility as detailed the Cheesman Tower West Condominium Association's declarations, your personal property and liability exposures that are not covered under your association's master insurance policy.



- If there were a covered property loss at Cheesman Tower West, the master association's policy would rebuild the basic structure. Page 9, Section 14. (1) states "...insurance shall insure the entire Property...including all of the Units and the fixtures therein initially installed or conveyed by the Declarant..." Page 10, 14 (e) defines the insurance responsibility for the unit owner; specifically "Insurance coverage on improvements and fixtures installed by an Owner and furnishings, including carpet, draperies, oven, range, refrigerator, wallpaper, disposal and other items of personal property belonging to an Owner, and public liability coverage within each Unit, shall be the sole and direct responsibility of the Owner thereof..."
- When obtaining an individual unit owner's insurance policy, if living in the unit, you need to obtain an HO6 (Condominium owner's) policy. The HO6 should include these four basic coverages: unit coverage, personal property coverage, liability coverage and loss assessment. The unit coverage should cover items specified in the declarations as the responsibility of the unit owner including window treatments, carpet, draperies, oven, range, refrigerator, wallpaper and any improvements/betterments made since original construction. Personal property coverage should include all furnishings and clothing. This coverage should be written on a replacement cost basis. Make sure the limit is adequate to cover the replacement of all your furniture, clothing, kitchen wares including dishes, pots and pans, CDs, towels and linens, etc. The unit owner needs to purchase liability insurance for anything that occurs within their unit. When someone enters your unit, the liability exposure becomes yours. Finally, loss assessment coverage applies if you are assessed by the association for an uninsured claim or the deductible portion of a claim.
- If renting the unit out, you need to purchase a rental condominium policy (landlord's policy). This policy should offer unit coverage, personal property coverage, liability coverage as well as a loss of rents in the event the unit must be vacated while it is being repaired/rebuilt.
- We recommend that each unit owner take pictures or videos of the inside of your home and store them somewhere away from your home. In the event of a loss, this makes claims handling much easier.



STREET SWEEPING PARKING RESTRICTIONS

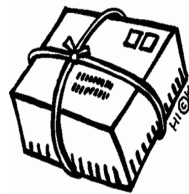
1st Tuesday: West Side of Humboldt
1st Wednesday: East Side of Humboldt
1st Thursday: North Side of 12th Avenue
1st Friday: South Side of 12th Avenue



Project specifications
reviewed, approved
and sent out for
competitive bids.

DECK PROJECT UPDATES

The Board will
be reviewing
bids for the deck
project early to
mid-May.
Information on
cost will soon be
available.



Packages

Please sign for your
package before leaving the
office with your package.

Your package is already
logged in. Just sign and
date your acceptance.

Thank you



BUDGET WORKSHOPS

Wednesday, May 6th &
Wednesday, May 13th

At 1:00 pm in the
community room.