

To: Home owners in LaSalles Woods

From: Board of Directors (BOD) of LaSalles Woods (LW)

The BOD has successfully contracted insurance for the studs to exterior façade and all common use grounds from the Cincinnati Insurance Company for the next three years. There are three (3) insurance carriers for this type of broad coverage for condominium insurance and we feel fortunate to have the coverage without needing to raise the HOA fees. We were once dropped by one of the other insurance companies because the fire. Building 11 in 2011 had damages in excess of \$100,000 with the HOA having to pay a deductible of \$1,515.

Our insurance company has strong suggestions for our community due in part to the construction and owner locations (some are one over another). (1) They require us to ensure there are no propane or charcoal grills that could have catastrophic consequences as previously mentioned. (2) They request owners have drain pans placed under water heaters to ensure there are no catastrophic leaks into lower residences or living spaces. (3) They request that washing machines have steel-braided (not rubber) water connection hoses to ensure against rupture and subsequent water damage.

The first item is not open to discussion. The BOD requests full compliance from all home owners. The second item, when implemented, will benefit those condos that have the failure as well as those that reside below the leaking water heater. This is an "ounce of prevention" attitude that will save home owner relationships, costs to owners and their insurance companies, as well as the loss of group insurability of our HOA. The third item is an easy replacement (\$27/ \$70 owner installed/ HOA contractor installed) for those condominiums that are not currently compliant with braided hoses.

Installation of the pans under the water heaters can be performed by the HOA with the cost (\$177) added to the subsequent HOA fee billing cycle. The installation can be performed when the owners/ occupants are away (work, vacation, etc.) or by the owners themselves. However, the installation is expected to be completed by 12/2014. After that, the HOA will begin installing/ billing regardless of owner compliance. Items 2 and 3 can be scheduled with Bill Richardson at your earliest convenience.

If you are purchasing a new clothes washer, you might consider installing an overflow drain pan for it if you have owners/ property below you. (Not mandantory.)

Sincerely,

John Bernstein

President of the Board for LaSalles Woods HOA