

Gile Hill Condo Association Newsletter

February 2022 | #3

Condo Insurance Coverage

At the January 11, 2022, board meeting, Mindy Bero of [Hickok & Boardman](#), our independent agent (conduit to the commercial insurance market), gave a presentation on the condo association's master policy. She subsequently emailed the Summary of Insurance as well as three documents that describe insurance that we as condo owners should have as part of our homeowner's policy. All four are included at the end of this newsletter.

- Summary of Insurance
- Condominium Insurance
- Loss Assessment Coverage
- Loss-of-Use Coverage

Owners should never assume that the condo master policy will cover an incident. Owners should also have their own general liability insurance coverage. Contact your insurance carrier if you have any questions about the right kind of coverages for you.

2022 Board Meeting Dates

All 2022 board meetings (February 8, April 12, June 14, August 9, October 4/annual meeting, December 13) are held from 6:30–8 pm via Zoom (<https://tinyurl.com/gilehillmeeting>. Meeting ID: 919 3617 1521; passcode: 894843.) Once approved, minutes are posted under [Board Communication](#) at www.gilehillcoa.com. Owners are encouraged to attend board meetings as the best way to stay current on issues affecting our homes and investments and to make their views known.

2022 Condo Board: Part 2

Five board members were re-elected at the annual meeting in October 2021.

Tim Tregubov (president) and his wife, Olivia, have lived at 15 Gile since 2019. Tim teaches practical computer science classes with a focus on creative coding at Dartmouth, where he also went to school. Tim and Olivia (and soon-to-be baby Vera) are often found hiking the trails up to the lake or up in the Green and White Mountains!

Monte Blaustein (treasurer) has lived at 4 Gile since 2009. He currently works as a consulting engineer in

automation and enjoys cooking, chess, and all that the local area offers in activities.

Sarah-Jane Kerr emigrated from her native England 50 years ago. She and her husband, Philip, have lived at 9 Granite Lane since 2012, when they retired from teaching theatre at the University of Michigan. They are both recovering actors, their former lives having included working on Broadway and most of the major regional theatres throughout the US.

Art Knippler and his wife, Bernadette, have lived at 15 Gile since 2015. Art has been on the board for seven years and was president for three years. Both Art and Bernadette enjoy hiking, cross-country skiing, and ice skating on Occum Pond in Hanover. They are also regulars at RVC and enjoy taking cooking classes together at the COOP.

Beth McKinnon (secretary) and her partner, Ann Carper, have been owners at 4 Gile since 2012 and have lived there since mid-2019. (They also live part-time in DC.) Beth serves as lead for the Gile Hill landscape project. She and Ann are retired federal employees and greatly prefer NH summers to DC's. They enjoy traveling and all kinds of outdoor activities.

The three new board members elected at the annual meeting—*Louise Moon* (7 Gile), *Olga Narvskaya* (11 Gile), and *Ben Staplin-Cai* (5 Granite Lane)—were profiled in the December 2021 newsletter.

Frozen Pipes

Given the likelihood of extreme temperatures in our area, owners and tenants need to be very cautious about maintaining adequate interior temperatures during the winter months. Damage from frozen pipes can cause extensive damage to other residents' property and incur substantial costs to the Gile Hill COA and thus to all owners.

Please set your thermostat at a comfortable temperature, even when not at home. In the event of extended absences, it is recommended that owners make arrangements for someone to care for/check on their unit to ensure the heat is on, that there are no leaks, and that the fire safety system is

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not failing. This is particularly critical during periods of freezing temperatures.

Emergency Response Procedure

All owners and their tenants should be familiar with the emergency response procedure [document](#) under Rules and Documents on the condo [website](#). In brief, for fire, security, or health emergencies, first dial 911. Notify Maloney Properties immediately after. Other specifics are outlined in the document.

Maloney Properties' 24-hour emergency phone: 888.389.6687.

[Hanover Water Department](#): 603.643.3439 x4 (office) or 603.640.3236 (shop). After hours, weekends, and holidays, contact Hanover Dispatch at 603.643.2222.

[Liberty Utilities](#): For power emergencies, call 911 and then Liberty Utilities at 855.349.9455.

[Eastern Propane](#): For gas odors, gas leaks, urgent delivery, or repairs requiring immediate attention, call 800.523.5237.

Maintenance and Non-Emergency Issues

All maintenance requests must be emailed to gilehill@maloneyproperties.com so Maloney can document the request and its disposition. Please refrain from texting/calling Maloney representatives directly as this bypasses its work order system.

Boiler/Dry Vent Maintenance

Harriman Heating was unable to complete the scheduled biennial boiler/dryer vent cleaning. Maloney senior property manager Diane Badger will notify owners of the new schedule when it's known.

Snow Removal

L&M Service Contractors, which plows all of Gile Hill, asks residents whose parking spaces abut sidewalks to leave adequate space between their cars and the sidewalk so Preston (the plowman) can get his mini-plow by in one pass. In addition to saving time, Preston says it will help him do a more complete clearing job and avoid any accidental damage to cars.

Read Local

While the *Valley News* may be the best-known source for local news, there are myriad ways to keep up on current issues, area notables, special events, recommendations, and things to buy/sell/donate. Here are a few suggestions for staying in the loop, either by subscribing, checking websites, or following the organizations on social media.

[Artful](#): Susan B. Aple's blog about Upper Valley arts and culture.

[Daybreak](#): Rob Gurwitt's weekday roundup of Upper Valley and regional news.

[Hanover Listserv](#): Town-specific email discussion list sponsored by Vital Communities.

[The Dartmouth](#): Student newspaper e-newsletter.

[NextDoor](#): Listserv connecting neighbors and neighborhoods, including Gile Hill.

[Sidenote](#): Hyper-local e-newsletter covering the Upper Valley and Bradford and Thetford, VT.

[Dartmouth Events Calendar](#)

[Howe Library Events](#)

[Hanover High School Events](#)

[Lebanon Opera House Events](#)

Hazardous Waste Collection

The 2022 collection dates have been posted: May 7, June 4, July 15, August 6, and October 1. Check the [link](#) for locations and specific inclusions and exclusions.

Best Buy in West Lebanon will accept many used electronics at no charge. Click [here](#) for more information about its recycling program.

[Sustainable Hanover](#) supports the efforts of the community to assure that the Town of Hanover thrives for present and future generations. They are always looking for volunteers to help with their energy and environment programs. You can sign up for news and updates on its website.

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Keeping Contacts Current

Please make sure Maloney has your and your tenant's contact (and vehicle) info so that they can update their email and robocall lists for necessary notifications (e.g., snow removal, boiler inspections, etc.).

Complaints / Compliments / Questions

Please contact any of the following:

- Maloney Property Management
gilehill@maloneyproperties.com
- Gile Hill Homeowners Board Email Group
gilehill-coa-board@googlegroups.com
(This goes to all current board members.)
- Gile Hill Condo Owners Association Email Group
<https://groups.google.com/u/0/g/gilehill-coa>
(Use this link to subscribe if you haven't already.)



Summary of Insurance

Prepared: 2/7/2022

Coverages as of: 8/29/2021

For: Gile Hill Condominium Association, Inc. **By:** Hickok & Boardman Insurance Group

Coverage	Company	Policy Number	Eff date	Exp date	Premium
General Liability	Co-operative Insurance Companies	BOP3017787-01	8/29/2021	8/29/2022	\$22,141.00

Claims Basis: Occurrence

General Aggregate applies per: Location

Coverage	Limits
General Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000
Damage to Rented Premises (Each Occurrence)	\$50,000
Medical Expense (Any One Person)	\$5,000
Employee Benefits	
Hired & Non-Owned Auto	\$1,000,000

Property	Co-operative Insurance Companies	BOP3017787-01	8/29/2021	8/29/2022	Incl. in Above
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Subjects of Insurance	Limits	Valuation
Blanket Building	\$11,067,933	Replacement Cost
Cause of Loss	Special (Including theft)	
Coins %	100%	
Deductible	5,000	

Forms and Endorsements: "All In" Condo Form

Loc 1, Building 1
4 Gile Drive Hanover, NH 03755

Subjects of Insurance	Limits	Valuation
Building	\$1,787,962	Replacement Cost



Loc 1, Building 2
4 Gile Drive Hanover, NH 03755

Subjects of Insurance	Limits	Valuation
Building	\$259,645	Replacement Cost

Loc 2, Building 1
7 Gile Drive Hanover, NH 03755

Subjects of Insurance	Limits	Valuation
Building	\$1,787,926	Replacement Cost

Loc 3, Building 1
11 Gile Dr. Hanover, NH 03755

Subjects of Insurance	Limits	Valuation
Building	\$1,795,765	Replacement Cost

Loc 3, Building 2
11 Gile Dr. Hanover, NH 03755

Subjects of Insurance	Limits	Valuation
Building	\$128,414	Replacement Cost

Loc 3, Building 3
11 Gile Dr. Hanover, NH 03755

Subjects of Insurance	Limits	Valuation
Building	\$217,405	Replacement Cost

Loc 4, Building 1
3-27 Granite Lane Hanover, NH 03755

Subjects of Insurance	Limits	Valuation
Building	\$3,295,015	Replacement Cost

Loc 5, Building 1
15 Gile Drive Hanover, NH 03755

Subjects of Insurance	Limits	Valuation
Building	\$1,795,765	Replacement Cost



Our History is Protecting your Future

Coverage	Company	Policy Number	Eff date	Exp date	Premium
Commercial Umbrella	Liberty Insurance Underwriters, Inc.	MCREA-15489-01	8/29/2021	8/29/2022	\$1,287.00

Limits of Liability Occurrence

Each Occurrence \$5,000,000
Aggregate \$5,000,000
Retained Limit \$10,000

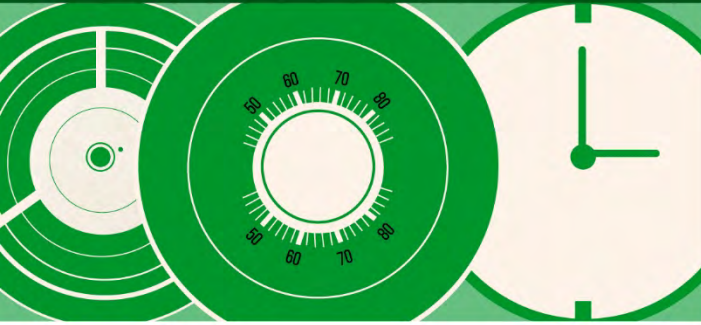
Underlying Liability Limits

Auto (Hired/Non-Owned)	\$1,000,000	CSL Each Accident
General Liability	\$1,000,000	Each Occurrence
	\$2,000,000	General Aggregate
	\$2,000,000	Prod Comp Ops Aggregate
	\$1,000,000	Personal & Adv Injury
	\$50,000	Damage to Rented Premises
	\$5,000	Medical Expense

Coverage	Company	Policy Number	Eff date	Exp date	Premium
Directors & Officers	Continental Casualty Co	0251233854	8/29/2021	8/29/2022	\$1,478.00

General Aggregate applies per:

Coverage	Limits
Aggregate Limit of Liability	\$1,000,000
Retention	\$1,000
Defense Limit (In/Out)	OUT
Separate Defense Costs (if applicable)	N/A
Pending and Prior Litigation Date	8/29/2009



Top Ways to Save on Your Premium

- Consider raising your deductible.
- Invest in a home security system.
- Update exterior locks to dead bolts.
- Install smoke alarms.
- Select an automatic payment method.
- Monitor your credit rating.
- Ask about our multi-policy discounts.

Check Your Condo Association Coverage First

When selecting condo/co-op coverage, it's important to determine what is covered by your association's master policy and what items are your responsibilities. Typically, your condo/co-op association carries an insurance policy for common areas, such as the lobby, walkways, boiler, basement and more. In most cases, the association's coverage stops at the exterior walls. However, it may also cover other parts of the interior too. It's critical to determine what the association's master policy covers and what items are your responsibility.

Hickok & Boardman Insurance

P. O. Box 1064
Burlington, VT
05402

Tel: 802.658.3500
<http://www.hbinsurance.com>

CONDOMINIUM INSURANCE

If you own a condominium or co-op, we have the coverage solutions to help meet your unique homeowner needs. Call us today at 802.658.3500 to speak with a representative about this type of coverage.

HB
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INSURANCE GROUP

Condominium Owners Have Unique Coverage Needs

If you own a condominium or co-op, you have both common and personal insurance needs. Typically, your condo/co-op association has a master policy that insures all of the property and common areas that are collectively owned by the unit owners. Yet, how do you cover the cost of damage caused by a kitchen fire or theft of your personal items?

A condominium/co-op insurance policy is designed specifically to meet your unique homeowner needs, including coverage for your personal possessions, structural improvements made to your living space and additional living expenses incurred due to an accident.

Property Protection

After you've determined what's covered by the association's master policy, a personal condominium/co-op policy will help to safeguard you from losses to your personal property and the interior of your unit. As such, you will need to estimate the following:

- The cost to repair or replace the inside of your home if it was damaged, including fixtures, kitchen cabinets, plumbing, wiring, built-in

appliances and more (if not covered by the association's master policy).

- The cost to replace the contents of your home.

To assist you, we will provide a form for you to conduct a thorough inventory of your home. This will help you to determine your personal property policy limits, which will ensure you have the right amount of coverage in the event of a covered loss.

We recommend insuring your personal property for its replacement cost value rather than actual-cash value. The longer you own your belongings the less value they hold. Replacement-cost value insures you can replace yesterday's purchases at today's price tags.

Liability Protection

In addition to your belongings, the liability to others portion of your policy covers you against lawsuits for bodily injury or property damage that you or a family member—and in some cases, pets—cause to other people. It pays for both the cost

of litigation and any court awards, up to the limit of your policy, and covers you at home or away. Liability limits typically start at \$100,000. For more coverage, consider an umbrella or excess liability policy, which provides broader coverage when liability limits are exhausted in underlying policies.

In the event a visitor is injured in your home, medical payments coverage allows the person to submit medical bills directly to your insurance company. The benefit is that expenses are paid to the injured person, up to the policy limit, without a liability claim being filed against you.

Additional Coverages to Consider

Unit assessment coverage: Unit assessment coverage reimburses you for the expense passed on to you by the association due to a special assessment, as long as the cause of loss was covered by the association's policy.

Sewer backup: Additional water backup coverage insures your property for damage by the backup of sewers and drains (does not include flood protection). It is not always included in a condo/co-op insurance policy.

Flood or earthquake: These can strike anywhere, so it's important to understand your risks and check into coverage options. We'd be happy to provide more detailed information to you about covering losses due to a flood or earthquake.



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Know Your Insurance

Home

Courtesy of Hickok & Boardman Insurance

The Importance of Loss Assessment Coverage

At most condo communities, a homeowners association (HOA) is equipped with an insurance policy that provides coverage for incidents that occur outside of a condo owner's personal unit. This is commonly known as a master policy, and some condo owners wrongfully assume it is adequate enough to account for all incidents that occur in a shared area of the property, like lobbies, stairwells, pools and outdoor spaces.

However, in the event that damages from an incident exceed the limits of the HOA's master policy, all condo residents may have to pay out of pocket for any losses, even if they were not at fault. To avoid this, loss assessment coverage is a critical add-on all condo owners should consider.

What is Loss Assessment Coverage?

Loss assessment coverage is an add-on to standard condo policies. It provides much-needed protection in instances where owners of a shared property are held responsible for a significant portion of the costs associated with a covered incident. Examples of this may include the following:

1. A major hailstorm occurs and causes \$550,000 worth of damage to the condo building. While the HOA has a master policy, it only covers \$500,000 worth of damage, leaving all condo residents to pay for the additional \$50,000 of uncovered damage out of pocket.
2. A visitor to the condo property injures themselves on the tennis court. Unfortunately, their injury bills exceed the HOA's liability coverage, creating a major financial burden for condo residents.
3. A fire breaks out and destroys a large portion of the lobby. The HOA's master policy isn't adequate enough to cover all of the damages, and condo owners are forced to pay a portion of the repairs.

Simply put, loss assessment coverage provides a safety net for condo owners, ensuring they do not have to pay for incidents that occur to shared property and exceed the limits listed in the HOA's master policy. What's more, loss assessment coverage can apply to property damage, liability, injuries that occur on condo property or deductibles.

The amount of coverage you need will depend on the limits listed in your HOA's master policy. To learn more, and to secure a policy that's right for you, contact Hickok & Boardman Insurance today.



Know Your Insurance

Home

Courtesy of Hickok & Boardman Insurance

Forced to Leave Your Home? Loss-of-Use Coverage Has Your Back

One of the worst things that can happen to a homeowner is being forced to leave their home. Whether it be due to a natural disaster, an accident, a fire or any other potential issues, there is always a chance that you may be forced to vacate your dwelling unexpectedly.

Of course, if you have to leave your home, you'll need to make other arrangements. Having to find a new place to live, especially on short notice, can amount to some costly and unexpected expenses. This is when having loss-of-use coverage will pay off.

Understand Your Policy

Loss-of-use coverage, also sometimes referred to as additional living expenses (ALE), is generally a part of all standard homeowners insurance policies. This coverage exists to help homeowners pay for the unexpected bills that can stem from having to vacate their home. If you rent out your property, this coverage can also help you recover lost rent income. Loss-of-use coverage is not only available to people who own their home. If you live in a rental property, but are forced to vacate the premises, your renters insurance policy may also provide coverage to help with the expenses.

What to Expect

When you're forced to leave your home, some of the arrangements that you'll have to make might seem obvious, such as having to find temporary lodging. But there are a lot more factors to consider. Fortunately, loss-of-use coverage can reimburse you for a wide variety of these expenses, including, but not limited to:

- A temporary residence
- Moving costs
- Increased grocery or restaurant costs
- Storage for household items or property
- Utility bills in a temporary residence
- Parking fees
- Transportation fees, such as increased fuel costs
- Laundry expenses
- Pet boarding

Know the Details

Many insurance policies that include loss-of-use coverage will have a coverage limit ranging between 20% and 30% of the value of your home. For example, a home that is insured for \$500,000 would allow for reimbursement of between \$100,000 and \$150,000 worth of expenses related to having to vacate the premises. In the event that your loss-of-use bills exceed that limit, it is possible that you would have to pay the remainder out of pocket.

Your policy may include unlimited loss-of-use coverage, or you may be required to pay a deductible in order to access the protection in the first place, so be sure to check your policy and verify details.

Filing a Claim

If you are going to be filing a loss-of-use claim, it is important that your related expenses are well-documented. Keep all receipts as proof of your claim.

In order for your insurance company to be able to make a fair comparison, you'll typically be required to provide numbers related to your normal living expenses at your permanent home, such as how much you generally spend on food, gas, utilities and other expenses. Because of this step in the process, it is wise to track your normal living expenses with receipts and proper documentation, even if something hasn't yet happened to force you out of your home. Calculating and verifying your regular expenses can be more difficult after the fact.

Contact Us

While loss-of-use is likely a protection that you already have, there are different levels of coverage and different ways that you may need to file a claim. It's important that you are aware of how your policy may apply to your specific situation. Contact Hickok & Boardman Insurance today to learn more about loss-of-use coverage.
