

Re Whiting Village at Crestwood Community Association Insurance renewal & Unit Owner's Insurance

Dear Residents of Whiting Village at Crestwood Community Association,
We are pleased that your Board of Directors has chosen Acrisure NJ Partners Insurance Services LLC to provide the Association's Property and Liability insurance for the next year commencing 03/01/2024. The Property and General Liability will be written through Greater New York Insurance Company. The Directors' & Officers' Liability and Crime will be written through Continental Insurance Company. The Workers Compensation will be written through Zenith Insurance Company. The Umbrella will be written through McGowan/Federal Insurance Company.

The Association's clubhouse, and personal property will be insured by Greater New York. The building will be insured on an Extended Replacement Cost basis, on a special peril form which protects property against any source of loss that is not specifically excluded or limited per the policy. There is a \$5,000 deductible for all property claims and a \$5,000 deductible per unit for ice damming losses. There is no deductible for General Liability losses.

The property coverage is written to include commonly shared property such as the Clubhouse and the Association's business personal property.

The structural portions of each individual home are covered on a "Bare Walls" basis as outlined in the Association's governing documents. **It is imperative that each homeowner have an individual homeowner's policy in place to cover the following:**

- 1) Property personally owned by you – includes household furniture, art work, jewelry*, furs*, etc. (*Covered by most unit owner's policies, on a limited basis, under a "Personal Articles Floater".)
- 2) Walls and their coverings, all flooring, lighting fixtures, kitchen and bathroom cabinetry and appliances.
- 3) General Liability
- 4) Additional Living Expense Coverage – In the event of a covered cause of loss, such as a fire, which causes you to relocate to a temporary housing arrangement, this coverage provides reimbursement.
- 5) Loss Assessment Coverage – In the event damage occurs to a structure that is communally owned by everyone in the Association, such as a swimming pool, clubhouse or exterior structure of the condominium, the association's master insurance policy pays for the damage. Loss Assessment coverage applies only to communal property damage, not individual unit owner property damage.
- 6) Personal Umbrella Liability – In order to protect your assets from potential suits or judgments, you may wish to consider purchasing higher Liability Limits.
- 7) Flood and Earthquake Insurance – HO-6 do not typically include coverage for Flood or Earthquake. This should be discussed with your personal agent.

PLEASE NOTE: The Association's insurance coverage does not provide for coverage inside your home. Please submit a declaration page, from your current homeowner's policy, to the Management office. This is going to be an annual requirement for all homeowners.

Purchasing an HO-6 to protect your personal assets is important. Please feel free to contact us if we can assist you in the process in any way.

In the event you have a tenant renting your unit, please consider requiring them to carry an HO-4 renter's policy to protect yourself as well as the Community.

Additionally, attached please find a Certificate request form which can be completed and sent to our office in the event your mortgage company/lender requests Evidence of the Association's insurance. We will do our best to send certificates within a 24 hour time frame from when the request was received by our office.

We sincerely look forward to serving your community for the upcoming policy year.

Best regards,

Deb Fisher-Horvath, AU Commercial Lines – 973.863.7510, dfisher@acrisure.com



23 Vreeland Rd., Suite 180
Florham Park, NJ 07932

Email: dasobierajski@acrisure.com

Direct: 973-863-7520

Fax: 973-863-2669

Request Form for Certificate of Insurance

To obtain a Certificate of Insurance, please complete this form and e-mail or fax to above email address or fax number.

Requests will be processed within 24 hours and mailed directly to the Mortgage Holder. A copy will also be sent to the initial e-mail address if requested.

Please "whitelist" the email address that CSR24 communication comes from. Instructions on second page. The email is: mail-server@csr24.email. Your certificate will come through this email.

Association Name: _____

Unit Owner: (exactly as it appears on the mortgage loan) _____

Loan # _____ **(if applicable)**

Complete Unit Address: (include unit number, street name, city, state, zip)

Mortgage/Certificate Holder/Loan # and their address exactly as it needs to appear on certificate:

Forwarding Instructions:

Company Name: _____ **Attention:** _____

Company Address: _____

Phone Number/Fax Number/E-Mail Address:

Would you like us to e-mail a copy to the Unit Owner? (Please circle) **YES** **NO**

If so, please provide email address: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure NJ Partners Insurance Services, LLC 23 Vreeland Rd, Suite 180 Florham Park NJ 07932	CONTACT NAME: PHONE (A/C, No, Ext): 9738637520 FAX (A/C, No): E-MAIL ADDRESS: dasobierajski@acrisure.com	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED Whiting Village at Crestwood Community Association, Inc. 1 Falmouth Ave. Whiting NJ 08759	WHITVIL-01 INSURER A: Greater New York Mutual Insurance Company (GNY)	22187
	INSURER B: Federal Insurance Company	20281
	INSURER C: Zenith Insurance Company	13269
	INSURER D: State National Insurance Company, Inc.	12831
	INSURER E: The Continental Insurance Company Of New Jersey	42625
INSURER F:		


COVERAGES **CERTIFICATE NUMBER:** 1672061410 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			1129D98415	3/1/2024	3/1/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$
							Hired Non Owned Auto	\$ 1,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			G74679675	3/1/2024	3/1/2025	EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$ 10,000,000
								\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	Z138302103	4/1/2024	4/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 500,000
							E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000
D E	Cyber Liability Directors & Officers/Crime			EHJ-ADM02863144 0250980873	3/1/2024 3/1/2024	3/1/2025 3/1/2025	Limit SEE COMMENTS BELOW	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 PACKAGE POLICY
 Carrier-Greater New York
 Policy#1129D98415
 Effective Date-03/01/2024-2025
 Special Form/25% Extended Replacement Cost/Agreed Amount
 Blanket Limit Building - \$183,549,600 Building/Deductible-\$5,000
 Business Personal Property - \$160,000-Deductible-\$5,000
 Blanket Business Income w/Extra Expense-\$1,861,248 /Deductible-72 Hour Waiting Period
 See Attached...

CERTIFICATE HOLDER **CANCELLATION**

Evidence of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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ADDITIONAL REMARKS SCHEDULE

AGENCY Acrisure NJ Partners Insurance Services, LLC		NAMED INSURED Whiting Village at Crestwood Community Association, Inc. 1 Falmouth Ave. Whiting NJ 08759	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Ice Damming Deductible per Unit- \$5,000
 Sewer & Drain backup and Overflow and Sump Overflow \$100,000 limit with \$10,000 Deductible
 Ordinance or Law Coverage A-Included in Building Limit
 Ordinance or Law Coverage B-\$500,000
 Ordinance or Law Coverage C-\$500,000
 Equipment Breakdown Coverage-Included in Building Limit
 Wind/Hail included
 Property coverage - Bare Walls
 Separation of Insureds applies

CRIME/DIRECTORS AND OFFICERS COVERAGE
 Carrier-Continental Insurance Company of NJ
 Policy#-0250980873
 Effective Date-03/01/2024-03/01/2025
 Crime-Employee Theft Limit-\$500,000/Single Loss Retention-\$2,500
 Directors and Officers-Community Association Management Liability-\$1,000,000
 Property Manager is included as Additional Insured with respects D&O/Crime coverage.