

ABI Insurance | April 2020 Newsletter

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Living in communities with shared walls, what changes should happen with the Corona Virus?

Today with the Corona Virus (COVID 19) making a huge impact to our communities, additional measures should be considered by the Board to help reduce the risk of spreading throughout the association. Common areas and amenities that we often see in communities include, but not limited to playgrounds, pools, clubhouses and meeting spaces, work out centers, BBQ stations, dog parks, mailboxes, trash shuts etc. Boards and committees should consider what precautionary measures or processes can be implemented. Below are some great recommendations for associations to use and apply to their own communities:

- Avoiding close contact with neighbors and staying at least 6 feet away when gathering mail or in other common area spaces.
- Discuss implementing limitations or suspending common amenities such as pools, playgrounds, work out rooms, and other common gathering spaces.
- Conducting increased and more extensive cleaning to disinfect common areas. Make sure to focus on high-touch surfaces such as door handles, lobby phones, elevator buttons and handrails.
- Install or make sanitizer stations available in common areas. Providing disinfecting wipes is also a great way to encourage owners to wipe high touch items down as they go through.

It is very important that if a community is going to take measures to protect their residence, to consider running these changes by the association's attorney for final blessings. Although we are all trying to work together through this crisis, we want to do so fairly and in compliance with the Fair Housing Act.



Loss Prevention Tip: What impacts does constant and heavy use mean in your home?

With many people working from home, the strain on household appliances and resources can be problematic. Working from home can increase the opportunities of overusing resources such as water, electricity or natural gas. It also increases the chances of claims occurring which is the last thing anyone wants to happen in this time of crisis. Common, yet accidental claims that we see include faucets are accidentally left on or clogged, candles being forgotten about and starting a fire, and owners flushing things that should not go down the toilet. We highly recommend that associations increase communication with the community and owners be more mindful of what they can do to reduce and prevent losses.



An Owners Burning Question!

Q: If owners are unable to pay for their dues or their units foreclosed, does the associations insurance policy cover the lost income?

A: Unfortunately, with the current situation where a virus has affected our community, that is likely not going to be considered a physical loss that would trigger an insurance policy. Business income is designed to help recoup lost income (dues) when there is a direct physical loss such as a large fire. In most cases, owners are still going to be responsible to pay for their dues. In the event an owner foreclosed, and the bank takes over ownership, the financial institution that owns the unit will be the responsible party for those dues.



Update of the Month! Refrigerator Filters

Refrigerator lines help to provide cleaner water by reducing contaminants and prevent bacteria from getting into your drinking water. The carbon inside these filters only lasts so long before it must be replaced. Manufacturers recommend that filters are changed every 6 months however other experts indicate that filters can be changed about once a year. Filters typically run anywhere from \$20 to \$50 and some refrigerators not only have a water filter but an air filter too. Make sure to look at your specific appliance to see what your manufacture recommends.



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