



August 2024

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Oregon's largest provider of condominium and association insurance.

Insurance Renewals: Key Considerations and Strategies



The insurance renewal process has become increasingly challenging for many community associations. Due to the hard market and the rise in strict underwriting guidelines, it is more important than ever for boards to prepare for a renewal process well in advance of the policy expiration date.

We highly recommend that the board consider appointing an insurance committee to manage the renewal process. This committee should be made up of one or more unit owners who will work closely with the association's insurance agent in the months preceding the renewal. Some quotes arrive very close to the renewal

date, and sometimes the board must make big decisions within a small window of time. There are several items to prepare and consider before the board receives the renewal quotes. The insurance committee can alleviate a last-minute frenzy by working with the agent to prepare for potential changes including deductible and coverage changes, as well as premium increases.

By communicating with the association's agent throughout the renewal process, the insurance committee can help give the board time to digest potentially big changes or premium increases. Additionally, this committee can help educate and prepare unit owners for changes that affect them. Coverage changes may affect how unit owners need to set up their own personal policies (HO6). For example, consider what unit owners may need to do if the association's deductible increases, if earthquake coverage is reduced or removed, or if the unit coverage changes. Unit owners will need to be informed of upcoming changes as soon as possible so they have time to make appropriate adjustments to their own policies.

Maintain the Drains



With about two months of dry weather ahead, seasonal weather changes are around the corner. Now is the time to start thinking about fall maintenance. Protect your units and buildings against drainage failure.

- **Siding.** Seal the openings at any wall openings — hose bibs, light fixtures, windows, and doors — while being careful to leave the release flashing undisturbed.

- **Roofing.** At least twice a year, have a qualified service provider remove all leaves and debris from your roofs and gutters. Make sure the water drains properly not only on flat roof drains and scupper drains, but also on sloped roofs, around flashings, and all areas where water is channeled during heavy rains.
- **Windows and doors.** Remember to vacuum your window and sliding-door tracks periodically. Leaking often occurs at the bottom corner joints of windows and sliding doors when debris gets lodged in the track of a sliding frame or when the built-in weep holes are too small.
- **Decking.** Keep your deck free of leaves and other debris. Patio-deck drains are typically small, meaning it's easy for a single large leaf to block the drain.

Loss Prevention: Tree Care



Insurance carriers expect homeowners and associations to maintain units and common areas and the expectations are rising. Some carriers are requesting documentation to show trees are being maintained. An invoice from a tree expert offers this needed written proof.

Associations and owners must ensure trees and branches are kept away from buildings and structures. Debris and trees around a property may signal to a carrier that the property needs attention.

Take advantage of the months ahead and examine trees near your property. Unhealthy trees can pose a danger. If you suspect an unfit tree, contact an arborist to evaluate the tree's health. Hire a professional to trim trees, if needed.

To help prevent tree trouble — and potentially save yourself from an insurance claim — follow these tips from the National Arbor Day Foundation.

- **Inspect trees frequently.** The size, color, condition of leaves, and overall leaf cover are good indicators of a tree's health. Cavities or disfiguration can be a warning sign, although they don't always mean a tree is a hazard. Keep a close eye on it. Dead branches are a big risk, because they can fall easily.
- **Plant in an appropriate space.** Before you plant a tree, be sure to check with the association about the location and compatibility with the overall association landscaping plan. Don't plant trees near power or sewer lines, or close to your home.
- **Prune correctly.** Cut outside the branch collar, and prune regularly as trees age. Don't allow a tree to be topped.
- **Leave it to an expert.** Once a year, have a qualified arborist thoroughly evaluate the trees on your property. Keep the arborist's report. Trees that have been topped, or have lost large limbs unexpectedly, could cause trouble. Taking down trees can be dangerous, so leave it to a professional.

Remember, you're responsible if a tree falls in your yard, or if it hurts someone. If your tree falls into a neighbor's yard, your neighbor's homeowner insurance would be responsible for the fallen tree. Keep your trees healthy, your space beautiful, and your liability low!



meet team
member
**Elly
McCary**
community association
specialist

Where were you born?

I was born and raised in Madras, Oregon.

How did you come to ABI Insurance?

I was living in Central California during my now husband's military service. We moved back to Oregon, and I was hired at ABI as receptionist. I have worked at ABI Insurance for almost eight years.

Describe your role at ABI Insurance.

I'm part of the ABI Community Association Team. I secure coverage for our clients, review policies, process policy changes, and work closely with our billing representative.

Are you a dog or a cat person?

Dog person! Anyone who knows me knows how much I love my dog, Tiny! He's a poodle-bichon mix.

What is your favorite movie of all time?

Up

What was your first job?

I was a farmhand on my 4-H leader's farm. I helped take care of sheep.



Get to know our team. In upcoming newsletters, we will introduce you to members of ABI's Community Association Team. As Oregon's largest provider of condominium and association insurance, we are a full-service agency ready to help you with your insurance needs.

To learn more about Elly visit: <https://tinyurl.com/ellym>



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