

Council of Unit Owners of Mutual 19-B – Condominium of Rossmoor, Inc.

3701 Rossmoor Boulevard • Silver Spring, Maryland 20906

301-598-1000

May 26, 2021

Dear unit owner(s):

As required by law, you are hereby notified of the Insurance Deductible and the responsibility of the unit owner.

Effective October 1, 2020. Under Section 11-114 of the Maryland Condominium Act, “(ii) If the cause of any damage to or destruction of any portion of the condominium originates from the common elements or an event outside of the condominium units and common elements, the council of unit owners’ property insurance deductible is a common expense. (iii) 1. If the cause of any damage to or destruction of any portion of the condominium originates from a unit, the owner of the unit where the cause of the damage or destruction originated is responsible for the council of unit owners’ property insurance deductible not to exceed \$10,000.”

The deductible for the master insurance policy for Leisure World is currently \$5,000, which means that the unit owner currently will be charged up to the full deductible for damage incurred. . This provision supersedes any provision in a condominium’s bylaws regarding payment for repair after a casualty loss.

It would be prudent for you, as a unit owner, in view of the mandatory nature of Section 11-114 as amended, to make certain that you have an individual unit HO6 policy (or equivalent) that will reimburse you for some or all of the assessment for the master policy deductible. Considering the losses incurred by Leisure World in 2020, we will likely face a larger deductible for our Master Policy. An increase in our deductible could result in an increase in out-of-pocket costs for a Unit that finds itself underinsured.

The Board of Directors also recommends the unit owner review the scope of any such policy with their individual insurance agent with respect to payment of the amount of the property insurance deductible.

Thank you, **J. J. Dunn,**

Jack Dunn,
Mutual 19-B President

Digitally signed by J. J.
Dunn, Jr.

Date: 2021.05.27

15:35:09 -04'00'