



## **Queens Bay Resort Condominium Owners Association, Inc.**

### **2026 Unit Owner Letter**

At the request of your Board of Directors, we are pleased to announce that The Mahoney Group has been selected to provide the Master Insurance Policy for your Association. We have enclosed a Certificate of Insurance for your review and records.

Unit Owners (including those that rent their units) will need to have a personal HO-6 Condominium policy for those items *not covered* by the Master Policy, such as damages falling below the **Master Policy deductible of \$25,000 per Occurrence and Water Damage or Sprinkler Leakage Deductible of \$100,000 per Occurrence** and *the complete interiors of the unit from the drywall inside the unit. This includes, but not limited to: cabinets, countertops, appliances, flooring, interior partition walls and doors, electrical, plumbing, HVAC Systems, drywall, insulation, fixtures and ceilings located within the interior of the unit.*

**A Unit Owner's personal HO6 Condominium insurance policy should include the following:**

- Coverage for Unit Owner's personal property, including theft of property.
- **Coverage for damaged property that both falls below the Master Policy deductible of \$25,000 per Occurrence and Water Damage or Sprinkler Deductible of \$100,000 per Occurrence and is excluded from the Master Policy's property coverage, which is the complete interior of the unit. This includes, but is not limited to cabinets, countertops, appliances, flooring, interior partition walls and doors, electrical, plumbing, HVAC Systems, drywall, insulation, fixtures & ceilings.**
- Mold Coverage is excluded under the Master Policy, but some personal policies offer this coverage for an additional premium. Please check with your agent for limits and rates.
- A Loss Assessment Endorsement. This provides coverage in the event you as a Unit Owner are assessed by the Association for a covered loss.
- Coverage for the Unit Owner's personal liability.
- Additional Living Expenses/Loss of Use/Loss of Rents.
- Any other coverage you and your personal insurance agent deem necessary.

The amount of coverage and/or policy limits on the unit owner's personal policy is to be determined by the Unit Owner and his/her personal insurance agent.

Claims for any Association-covered items must be submitted through your Property Manager.

We strongly recommend that you contact your personal insurance agent and review your Association's CC&R's to make sure you are adequately insured in the event of a loss. If you do not have a personal insurance policy, or would like a competitive quote on your current policy, please contact our personal lines department at the number below.

### **The Mahoney Group Who To Call:**

Account Executive: Kate Boutin 480-214-2726

Certificates Of Insurance: [HOA@mahoneygroup.com](mailto:HOA@mahoneygroup.com)

Personal Lines Quotes: Jennifer Martinez 480-253-5953



February 24, 2026

Queens Bay Condominium Association  
Board of Directors  
777 Harrah Way  
Lake Havasu City, AZ 86403

Re: Work Performed On-Site

Dear Board Members,

As a reminder, it is the recommendation of the insurance company that no work is performed on site by any non-approved vendor. An approved vendor should be insured in the State of Arizona by an insurance company with a minimum of an 'A' rating by AM Best. The vendor shall carry a minimum of Commercial General Liability with minimum limits of \$1,000,000 per occurrence and \$2,000,000 Aggregate. All vendors shall name the Association and its Owners as an Additional Insured with completed operations coverage included in the full limits of the commercial general liability policy. All vendors shall purchase their coverage to include language making their policy primary and non-contributory. All vendors should have a written contract with the association agreeing to these terms.

Please be advised, without proper risk transfer to anyone working on-site, it's possible the individual homeowner and/or the association may have liability for a claim. For example, historically Queens Bay has had claims arising from a unit on an upper floor and damage to units below. Some of those claims were deemed the responsibility of the unit owner and/or a contractor. In this scenario, if the contractor doesn't have the proper insurance, this leaves the association having to respond.

If you have any questions, please let us know.

Respectfully,

***Michael Kilzer***  
Michael Kilzer  
Insurance Advisor





## ADDITIONAL REMARKS SCHEDULE

AGENCY <b>M&amp;O Agencies, LLC</b>		NAMED INSURED <b>Queens Bay Resort Condominium Homeowners Association Inc. 777 Harrah Way #532 Lake Havasu City, AZ 86403</b>	
POLICY NUMBER <b>SEE PAGE 1</b>			
CARRIER <b>SEE PAGE 1</b>	NAIC CODE <b>SEE P 1</b>	EFFECTIVE DATE: <b>SEE PAGE 1</b>	

## ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

## Description of Operations/Locations/Vehicles:

\$25,000 Per Occurrence Deductible  
\$100,000 Per Occurrence Water Damage &/or Sprinkler leakage Deductible  
Single Entity, Original Specifications & Design Construction. "Betterments & Improvements Excluded"  
Special cause of Loss, Replacement Cost, No Co-Insurance  
Primary Non Contributory, Severability of Interests  
Ordinance & Law A: Included  
Ordinance & Law B&C: Combined \$2,000,000 Limit

Primary Property Policy: NAIC 19437  
Lexington Insurance Co. Policy  
Limit \$5,000,000  
\$25,000 Per Occurrence Deductible  
\$100,000 Per Occurrence Water Damage &/or Sprinkler leakage Deductible

Secondary Property Policy: NAIC 38920  
Kinsale Insurance Co. Policy  
Limit \$5,000,000 per Occurrence Excess of \$5,000,000, Per Occurrence

3rd Position Property Policy: NAIC 16871  
Obsidian Specialty Ins. Co. Policy  
Limit:

See Attached 2026 Unit Owners Letter

Borrower: James R. Stubbs & Diana K. Stubbs  
Property Address: 777 Harrah Way Unit 320 Lake Havasu City, AZ 86403  
Account #0871347750