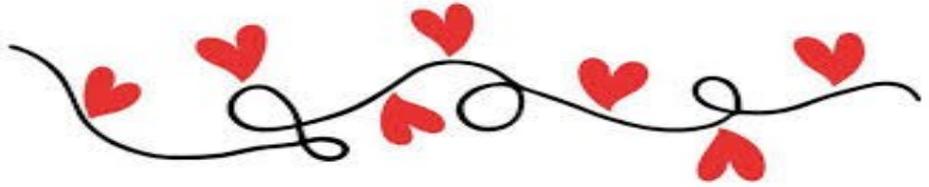


# Condo Comments

## February 2026



Cherokee Garden Condominiums

Dear Residents,

I frequently get insurance questions about **loss assessment coverage**. Loss assessment is something every homeowner should definitely have on their personal condominium homeowner policy in the event of a major association wide special assessment to cover costs exceeding the master insurance policy's limits. How much loss assessment coverage you need is a question you should ask your personal agent. Our association's agent recommends individual homeowners should get as much as your insurer offers which varies depending on your insurance company. Because massive insurance losses are uncommon, it is inexpensive insurance.

In your condominium insurance policy (typically an **HO-6 policy**), **loss assessment coverage** protects individual unit owners from financial responsibility for their proportional share of certain costs related to damage or liability involving the building's common areas (such as roofs, pools, hallways, or elevators). The condo association maintains a **master insurance policy** that covers these shared elements, but if a covered loss (hail storm, tornado or liability claim) exceeds the master policy's limits, has a high deductible, or leaves a shortfall, the association can levy a **special assessment** (often called a loss assessment) on all unit owners to cover the remaining expenses.

Your personal condo insurance's loss assessment coverage endorsement (often included at a basic limit like \$1,000–\$2,000 but increasable via higher limits or endorsements) helps pay your portion of that assessment, provided the underlying loss is caused by a covered peril. It acts as a safety net to avoid large out-of-pocket payments, coverage details can vary, so reviewing your policy and association bylaws with your agent is recommended. There are exclusions in policies that would not be covered by insurance or loss assessment. Things like normal wear and tear, planned upgrades, earthquakes, nuclear hazards or war are some of the possible exclusions. The association has an excellent insurance policy which complies with our bylaw requirements. We want to be sure all owners also have a good personal homeowners insurance policy.

We finally got a nice break from the cold weather and we are beginning to ramp up our outdoor work while the good weather lasts. The extended cold weather drove our heating costs up over budget for the month of January, but this recent warm up will definitely help us with the February utility bills.

Have a great month,

Tom Martin,

General Manager

**Eric's tip of the month:** If you have old paint, or chemicals to dispose of please take the time to bring it to Dane County Clean Sweep located at 7020 Maahic Way, Madison. It is a difficult disposal item for us when it ends up in our trash rooms.

**Break down all cardboard boxes:**

The City will not accept boxes curbside so please always remember to flatten boxes before disposing of them in the trash room.

## Upcoming Cherokee Events

**Growing Older Gracefully Discussion Group:** Will meet on the second and fourth Tuesdays of the month from 4-5 pm. All are welcome—contact Herb and Jean Kolbe at [hkolbe52@gmail.com](mailto:hkolbe52@gmail.com) or 412-427-3740 for more information. Topic for our next meeting will be:

- February 24th — “Regret” and “Letting Go”

**Monday Bridge:** Bridge card players start every Monday at 12:45 pm. For information or questions contact Rosemary LaBounty at 608-772-0111.

**Euchre Club:** The Cherokee Garden Euchre group will meet the first and third Tuesdays of the month, at 7:00pm in the Clubhouse. Please contact Yvonne at [ypawlow@yahoo.com](mailto:ypawlow@yahoo.com) or (608) 334-8062 for more information.

**Cherokee Book Club:** Will meet at the Clubhouse from 1-2 pm on the following dates and discuss these books.

\*February 26– *The Snow Birds: By Chrisina Clancy*

\*March 26– *American Ramble: A Walk of Memory and Renewal by Neil King Jr.*

\*April 23– *Finding Me by Viola Davis*

Questions, contact Margo at [veitchworld@yahoo.com](mailto:veitchworld@yahoo.com)

### Items for Sale!

- ***For sale: Queen size bed– Wood/oak. Comes complete with sheets, blankets etc. Call Sandy 608-249-8424 or email [sem4399@aol.com](mailto:sem4399@aol.com)***
- ***For sale: Like –new white baby crib/youth bed with mattress and bedding, \$150 or best offer. Gently used brown/black changing table \$40 or best offer. No recalls on either item. Call Cathy at 608-698-0577***

The City of Madison still offers rebates for high efficiency toilet replacements. If you replace a toilet be sure to take advantage of this offer. You can get more information at: <http://www.cityofmadison.com/water/sustainability/toilet-rebate>

New toilets save water, work better and save money on our water/sewer costs.

### Reminder: Go Paperless!

To get on our Condo Comments monthly email list, send an email to [cherokeegcnews@gmail.com](mailto:cherokeegcnews@gmail.com) with the word **Subscribe** in the subject line—be sure to include your name and condo unit address. You must have Adobe Reader or another PDF reader installed to view the Condo Comments newsletter.

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