

Pull out your current policy and check the box next to any coverage you can confirm is already in place — anything unchecked is worth a quick conversation with your advisor. Coverage checklist for planned-community HOAs. Priorities reflect typical exposure; confirm against amenities and enforcement practices.

CORE

PREVALENT

SITUATIONAL

— Core: almost always needed · Prevalent: commonly carried by businesses in this class · Situational: depends on specific exposure

COVERAGE	WHY THIS BUSINESS NEEDS IT	PRIORITY
☐ Directors & Officers	Covers homeowner suits over board decisions, fines, and fair housing — the most frequent HOA claims.	CORE
☐ Commercial General Liability	Covers injuries at pools, playgrounds, ponds, and common areas.	CORE
☐ Fidelity / Crime	Covers theft of assessments and reserves, including by the manager.	CORE
☐ Umbrella / Excess Liability	Adds limits for a drowning or serious common-area injury.	PREVALENT
☐ Commercial Property	Covers clubhouses, pool houses, and other association-owned structures.	SITUATIONAL
☐ Volunteer Accident / Workers' Compensation	Covers volunteers and any employees.	SITUATIONAL

COMMON COVERAGE GAP FOR THIS CLASS

The most commonly missed gap for this class is D&O coverage that fits how HOA claims arise. Homeowners sue boards over fines, architectural decisions, elections, and fair-housing issues like assistance animals — claims general liability doesn't cover, and some D&O forms exclude non-monetary or fair-housing claims. Boards should confirm those coverages, follow notice-and-hearing rules before fines, and document the reasons for every enforcement decision.

IMPORTANT — PLEASE READ

This checklist is a free educational tool from Cory Washington & Co. to help you review your own coverage and have a more informed conversation with a licensed insurance professional. It is general information only — not insurance, legal, or financial advice, and not a recommendation to buy, change, or cancel any policy. The Core / Prevalent / Situational labels describe general patterns observed for this class of business — what is commonly carried, not a personalized recommendation or needs analysis for your specific operations. Coverage terms, availability, limits, and requirements vary by policy, carrier, and state, and only the language in your actual policy governs what is and isn't covered. Checking or leaving blank any item above does not indicate that you are adequately insured or under-insured. Using this checklist does not create a client, agency, or fiduciary relationship. Always consult a licensed professional about your specific situation.