

# BRIAR PARK VILLAGE

## HOMEOWNERS ASSOCIATION

March 1, 2025

The Board of Directors would like to let you all know more about the cost of insurance coverages which along with other increased expenses resulted in Special Assessments for the past two years.

This year's expiring coverage was with Philadelphia Insurance. This carrier chose not to renew Briar Park and other North Texas area policies **“due to the extreme severe convective storm exposure associated with the risk”**. As every year, the Association sought quotes from several agencies, including Offenhauser, Vanguard, State Farm, Texas Giant.

In addition to the cost for coverages, the Board diligently reviewed all other information such as total coverage amounts, ratings for each carrier, replacement cost values, deductibles for various types of potential claims, required Code upgrade coverage, and more.

Several factors contributed to increases in the costs of coverages, other than the change of carriers.

- 1) Property values of each home are higher, requiring extra total coverage amounts.
- 2) Due to inflation, construction labor & material costs have gone up, causing insurance pricing for replacement costs to be greater.
- 3) Mostly, market rates for insurance in the entire North Texas region have escalated tremendously due primarily to severe weather conditions.

The total cost of all coverages for this year is \$136,754 plus interest for the amount financed. Previously, Philadelphia financed coverages provided by them for a nominal \$5 per month installment fee, after the initial down payment. This year the balance after down payment had to be financed with a third party, adding \$5784 overall. Insurance expenses have increased by 73% in the past three years.

In addition to higher insurance costs, most other operating expenses have also increased, due to the economy and inflation. Consequently, Reserve funds were somewhat depleted, resulting in the need for a second year Special Assessment.

Your continued timely payments of Association Dues and support of the Homeowners Association are greatly appreciated.

Your Board of Directors and  
Excel Management