MAMMOTH ESTATES
CONDOMINIUMS

Please Be Bear Aware
Bears Are Entering Our Neighborhood Homes

Greetings!

Please be especially bear aware! We have four or more very naughty bears in our neighborhood entering homes and causing damage.
Just yesterday, a large bear was found inside the house across the street from the HOA Office. A few days ago, four bears were found inside the townhome on the corner of Canyon and Hillside, pictured below.

Please take these reminders seriously:

- Lock you vehicles and never leave food inside (not even a stick of gum)
- Keep your condominium windows closed, even upstairs windows. These bears are more cleaver and capable climbers than we think!
- Keep your font door locked at all times.
- Clean up around the HOA BBQ area after each use. Do not leave any food, food scraps, or trash behind. These bears are enjoying our HOA pool. See picture below.
- Please, please, please use the locking mechanism on our HOA dumpsters every time. Before walking away, make sure the dumpster is properly secured.

Gary and Russ have been cleaning up after the bears, largely because dumpsters are being left unsecured. These preventable messes encourage the bears to keep returning to our property.

Please share this notice with your guests, renters, and rental managers. We need everyone's cooperation to protect our homes, our neighborhood, and the bears.

Thank you for doing your part!

Julie Thompson
HOA Manager
Mammoth Estates Condominiums, Inc.







On another subject.....

Please remind your family, guests, and renters never to flush baby wipes or sanitary products, even wipes labeled "flushable". These items belong in the trash.

We recently had a sewage backup at the Studio building. The plumber identified improperly flushed baby wipes as the cause. This preventable issue disrupts residents and creates unnecessary repair costs.

Attached is a poster I created and posted in our common area bathrooms. You are welcome to print and display it in your own bathrooms as a helpful reminder.

Thank you for protecting our plumbing!



- November 11, 2026 @ 9:00 am Board of Directors Meeting
- February 10, 2027 @ 9:00 am Board of Directors Meetin
- Budget Committee Meeting TBD
- May 12, 2027 @ 9:00 am Board of Directors Meeting
- June 26, 2027 @ 4:00 pm Board of Directors Meeting
- Saturday, June 26, 2027 @ 5:00pm Annual Homeowners Meeting.

Visit your HOA Website: **www.MammothEstatesHOA.com**



CLEAN UP AFTER YOUR PET

Please be a good neighbor and clean up after your dog. We also ask that you remind your guests, tenants, and rental agencies that they are responsible for cleaning up after their pets.

Cleaning up includes properly disposing of used pet-waste bags in one of the 6 dumpsters located throughout the complex. Please **DO NOT leave filled bags beside the pet-waste stations** or anywhere else on the property.



SEASONAL REMINDER-CLEAN YOUR HEATING SYSTEMS

It is that time of year to pay special attention to your wall heaters, baseboard heaters, and forced air systems. Before the colder weather arrives, please take the time to thoroughly clean your heaters and replace the filters in your forced air unit, if applicable.

The picture above shows a wall heater that had not been cleaned for several years. This significant buildup of dust and debris created an obvious fire hazard. Regular cleaning is an important part of

If you notice a pet waste station has run out of bags, please email HOAMammothEstates@gmail.com Last year alone, we supplied approximately 2000 pet waste bags, so we appreciate your help in letting us know when a station needs attention.

Thank you for keeping Mammoth Estates clean, safe, and enjoyable for everyone.

protecting your unit and our community.

If you need assistance, the following handyman is available and offers this service at a reasonable price:

Jonathan Apodaca
Phone: 760 709-6160
Email:Cris1Apodaca@icloud.com

Thank you for taking this important fire safety precausion.

Please Check Your Smoke and CO Detectors



It's that time of year again! Please take a few moments to test your smoke and carbon monoxide detectors and replace the batteries as needed.
Working smoke and CO detectors are essential for the safety of your household and our entire community.
Thank you for being diligent and helping keep Mammoth Estates safe.

The latest Quarterly Manager's Report is also now available on the HOA website and includes additional information regarding recent maintenance, improvements, and Association projects. A direct link to the report is provided below.
Quarterly Managers Report

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