



MAMMOTH ESTATES CONDOMINIUMS, INC.



Fire Extinguisher Re-Certification Notice

Blizzard Fire Protection will be visiting every unit on **September 25th and 26th** to remove your current fire extinguisher and replace it with a re-certified extinguisher. This is part of our annual fire safety policy and in observance of our HOA's Fire Safety Month in October. If you have guests in your unit during this time, please make them aware of this scheduled service.



Smoke and Carbon Monoxide Detector Replacement

Is it time to replace the smoke and carbon monoxide detectors in your unit? It is likely that the existing detectors are 9-10 years old and may no longer function properly. **The homeowner is responsible for replacing these devices.** We have encountered a few units with chirping detectors, indicating that they have expired. Replacement detectors can be easily purchased from your local hardware stores or online.

Local MLFD BBQ Ordinance



Greetings!

At the September 10th Board of Directors meeting, the HOA Board is considering a Rule regarding the use of HOA barbecues on our wood decks, which meets the Mammoth Lakes Fire Department ordinance. As part of that Rule homeowners will need to complete a questionnaire regarding any barbecue they are using. In addition to this Rule the Board will also be exploring the feasibility of common area barbecues.

Please review the details of the current local ordinance below.

Page 17 of our local MLFD Ordinance 2022-01 ([MLFPD-Ordinance-2022-01-Adopting-the-CA-Fire-Code-Building-Code-and-Residential-Code.pdf](#)) has section 308.1.4:

308.1.4 Open-flame Cooking Devices. Open-flame cooking devices is amended to read the following:

Charcoal burners, wood BBQs, and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

- **LP-gas cooking devices having a ONE POUND -gas container with a water capacity not greater than 2 ½ pounds [nominal 1 pound (0.454 kg) LP-gas capacity].**
- **Pellet BBQ**
- **Electric BBQ**

Asphalt work to resume on Monday, September 8th/9th.

Black Gold Asphalt will be slurry sealing the parking area and pathways at Mammoth Estates on Monday, September 8th, and Tuesday, September 9th. Work will begin on the upper portion of the complex on September 8th, followed by the lower portion on September 9th.

Please inform your family and guests that while they will have full access to your property on foot, they should park only in available spaces and exercise caution when passing the areas marked for work.



BOD September 10th Agenda

HOA Meeting Calendar

- September 10, 2025 @ 9:00am Board of Directors Meeting, via Zoom

[Agenda can be downloaded via the link above.](#)

- November 19, 2025 @ 9:00am Board of Directors Meeting, via Zoom
- February 11, 2026 @ 9:00am Board of Directors Meeting, via Zoom
- May 6, 2026 @9:00am, Budget Committee Meeting, via Zoom
- May 13, 2026 @ 9:00am, Board of Directors Meeting, via Zoom
- June 27, 2026 @ 5:00pm, Board of Directors Meeting, via Zoom and in person at Mammoth Estates Recreation Room

[HOA Website](#)



Time to clean your heaters

It's time to clean your baseboard, wall, and forced air heating systems. We recommend performing this maintenance **twice a year**. For the safety of your neighbors, please be aware that neglected systems can become a fire hazard.

This photo was taken in one of our units and illustrates the neglect of a homeowner regarding a common wall heater. Regular cleaning and maintenance are essential to prevent fire hazards and ensure safety for all residents.

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