

MAMMOTH ESTATES CONDOMINIUMS

SEPTEMBER 2026 QUARTERLY MANAGER'S REPORT

BUILDING IDENTIFICATION

- New decorative unit numbers have been installed on all 20 buildings.
- The new numbers provide improved visibility and will assist emergency personnel in quickly identifying individual buildings and units when responding to an emergency.

EXTERIOR PAINTING AND BUILDING REPAIRS

- Sierra Paint and Drywall completed the exterior painting in all previously identified areas requiring attention.
- Several front doors were identified as having areas of bubbling paint. The painting contractor is sanding and repainting the affected doors.
- The exterior wood panel located beneath a window at Unit 212 was replaced and painted.
- The handrail and pickets on the upper balcony at Unit 212 were repaired.
- Bird-deterrent spikes were installed on the upper beams at Unit 120.
- The front entry step at Unit 135 was repaired, with damaged materials replaced.
- The exterior wood panel located beneath a window at Unit 135 was replaced.
- Wood trim beneath a bedroom window at Unit 143 was repaired, replaced as needed, and painted.
- Soil was removed where it had been in direct contact with the exterior wood at Units 143 and 205.
- Debris was removed from the exterior of Unit 143, and gravel was installed extending 12 feet from the building to improve drainage and help mitigate the risk of future flooding.
- A handrail was installed along the stairs at Unit 117.
- Cable lines that had become detached from the exteriors of several buildings and in other areas throughout the complex were resecured and properly reinstalled.

HOA ELECTRICAL SAFETY PROJECT

- The Homeowners Association's electrical safety project began in 2013. A total of 76 of the Association's 78 units have now been completed, representing 97.4% project completion.
- Only two units remain: Units 113 and 114. Both are scheduled for completion during September 2026.
- Upon completion of these final two units, the Association will have successfully concluded this important, long-term safety project.

ASPHALT REPAIRS

- Black Gold Asphalt completed all asphalt repairs identified for the current fiscal year.
- The Association is awaiting a proposal from Black Gold Asphalt to slurry seal the entire complex prior to the winter season.

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TREE REMOVAL AND FIRE SAFETY

- Numerous trees throughout the property have been identified for removal.
- The Association contracted with GC Wood Products to complete the tree-removal work.
- Julie walked the property with representatives from the local fire department to identify potential fire-safety concerns.
- Mammoth Estates received very few recommendations from the fire department, all of which should be easy for the Association to address voluntarily.
- The areas identified during the property inspection will be addressed as part of the Association's ongoing fire-prevention and property-maintenance efforts.

CALIFORNIA ZONE ZERO FIRE-SAFE LANDSCAPING RULES

- The California Board of Forestry approved comprehensive "Zone Zero" fire-safe landscaping rules for properties located in high fire-risk communities.
- The rules prohibit plants within one foot of buildings and restrict most combustible materials within five feet of structures.
- The Association will have up to five years to comply with the new requirements.
- Management will develop a four-year implementation plan to address the work in an organized and financially responsible manner.
- The property will be divided into sections, with the first phase of work scheduled to begin in spring 2027.

COMMON-AREA BARBECUES AND BEAR AWARENESS

- The common-area barbecues have been available for the enjoyment of owners and guests throughout the summer.
- The property has experienced an unusual level of bear activity this season.
- Bear-awareness signs have been posted near the barbecue areas.
- Owners and guests are reminded to thoroughly clean the barbecues and surrounding areas after each use.
- No food, grease, trash, or other debris that could attract wildlife should be left behind.

POOL AND SPA MAINTENANCE

- The pool and spa sanitation systems were converted from bromine to chlorine.
- A computerized sensing and control system was installed to monitor and regulate chemical levels more efficiently.
- The upgraded system is expected to provide the Association with future operational and chemical-cost savings.
- A new pool sweeper will be ordered to assist with the continued maintenance and cleanliness of the swimming pool.

Respectfully submitted,
Gary and Julie Thompson
HOA Management

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ELECTRICAL PROJECT PROGRESS UPDATE

