

February 11, 2026

## Mammoth Estates Condominiums, Inc.

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### Quarterly Management Report

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- Black Gold Asphalt has completed the required roadway repairs at the bottom of Coyote Pass and Lakeview Blvd. The scope of work included removal and replacement of damaged asphalt in the area. Per the requirements of the TOML, a portion of the existing asphalt was removed and replaced with approved landscaping rock to meet current municipal standards.
- During the months of December and January, Schilling Plumbing responded to and repaired numerous backed up sewer lines at Unit 129, 115. Upon inspection, it was determined that the blockage was caused by construction work and guests flushing items not approved for disposal through the sewer system. The line was cleared, and service was restored.
- Water Dogs was hired to professionally steam clean the slate flooring at the recreation room entry and apply a new sealant. The work has been completed and the area has been restored.
- The carpet was professionally cleaned in the common area recreation room
- The windows were cleaned in the common area recreation room
- Spa Creations installed a new jacuzzi light
- Four broken pavers at the jacuzzi entry were removed and replaced. The replacement pavers were installed in contrasting color to improve visibility and enhance safety.
- The exterior light at Building 136-139 was replaced and is now fully operational.
- Studio Unit 101 experienced a fire related to guests placing personal items on the kitchen glass stovetop and inadvertently turning it on. The fire was contained to the Kitchen area only. The Association's approved electrician conducted a thorough inspection, along with the TOML building department and Mammoth Lakes Fire Department. The homeowner is completing the appropriate repairs.
- An incident was identified involving a guest charging a Tesla using extension cords connected to Association balcony exterior outlets. The homeowner and rental agency were immediately contacted, and the guest was instructed to unplug and discontinue the hazardous use. Following this incident, the

Architectural Committee has reviewed potential revisions to the Association's policies regarding electric vehicle (EV) charging.

- Snow removal expenses for ground shoveling and plowing total \$27,002.50 to date. This amount is below the Association's typical expenditures through mid February.
- A handful of door hardware batteries were replaced earlier than anticipated.. The typical battery life for the majority of units at Mammoth Estates is currently at approximately 50%. We will continue to monitor the batteries and make replacements as needed.
- Parking permits designated for homeowners will be mailed out within the next few weeks. Each homeowner will receive two static cling stickers to place inside their vehicle's windshield. In addition to the standard permit that hangs from the rearview mirror, we have designed an alternative option specifically for homeowners. Guest vehicles will continue to use the standard rearview mirror permit. Homeowners requiring additional stickers for personal vehicles can contact Julie.
- The HOA Electrical Project continues to progress swiftly with our new Electrical Contractor. We have 10 Units remaining.
- Julie has been coordinating with homeowners to ensure compliance with the Association's approved BBQ rules, in accordance with local ordinances established by the TOML and Fire Department.

## **Mammoth Estates Real Estate News**

### **Sold:**

11/11/25 Unit #115 4BD/3BA \$1,200,000

10/9/25 Unit #114 4BD/3BA \$1,300,000

9/25/25 Unit #107 Studio \$439,725

4/21/25 Unit #126 4BD/3BA \$1,210,000

### **Under Contract:**

Unit 102 Studio Listing Price \$429,000

Unit 206 3BD/2.5BA Listing Price \$1,150,000

Homeowners are reminded that past Association emails, along with important documents such as the Association's Insurance policies, CC&Rs, bylaws, Architectural Committee request forms, and more, are available for review on the Associations website: [www.MammothEstatesHOA.com](http://www.MammothEstatesHOA.com).

The management team will continue to monitor ongoing maintenance projects and ensure that homeowners are kept informed of important updates.

Respectfully submitted,  
Julie Thompson  
HOA Manager