

May 15, 2024

# Mammoth Estates Condominiums, Inc

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## Quarterly Managers Report

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- Spring clean up is underway. The liter from the winter season is being removed as the snow melts.
- Construction Specialty swept the asphalt/parking areas with their commercial machine on the first week of May.
- Gary and Russ removed numerous dead trees around the complex.
- Update on the 2023 CAT Insurance claim. State Farm agreed to reimburse our HOA the approximate 38K for the Structural Engineering work performed. The check has been received.
- Notice of the Election Rules, Timeline and Nomination Forms were emailed to each Homeowner and updated to the HOA website [www.MammothEstatesHOA.com](http://www.MammothEstatesHOA.com). The 2nd notice was emailed to the homeowners on April 10, 2024. Homeowners can find prior emails on the HOA website.
- Replaced a broken window at Unit 221 due to snow load.
- Mike Kenny Roofing recently retired last month. He sold his business to his project Manager. We have confirmed they will schedule Mammoth Estates for roof inspections on all 19 buildings this summer.
- Unit 134 identified a ice dam leak. The roof was shoveled and the problem was solved.
- The stairway pavers leading to the pool have been repaired.
- Pool furniture is out of storage
- Weather permitting, the HOA pool is scheduled to open on Memorial Weekend.
- Small exterior siding and picket/trim repairs are underway
- Black Gold Asphalt will offer a bid on asphalt repairs for the summer
- Gary replaced the door hardware at Unit 212 with the approved HOA door hardware. Homeowners please remember that the door hardware is considered HOA.
- A sewage back-up was repaired at buildings 109 and 217. The plumber has determined baby wipes and tampons as the culprit.
- We have hired a plumber to camera all clean-outs this summer. Gary will identify each clean-out with a reflective marker.
- The HOA Electrical Project currently has 57 Units completed as well as the common area with 21 Units remaining. Unit 217 began work on May 13th. Unit 216 will follow.

## HOA Calendar

- June 29, 2024 5:00pm HOA Annual Homeowners Meeting. Meeting will be held in the HOA recreation room as well as Zoom for those who cannot attend personally. Dinner will follow the Annual meeting.
- June 29, 2024 directly following the HOA Annual Meeting, Board of Directors Meeting

### **Real Estate News at Mammoth Estates**

- Unit 216 4BD/3BA Listing price \$1,325,000 Under contract w/anticipated closing date 2/26/24
- Unit 113 4BD/3BA Sale price \$1,100,000 Closed Escrow 01/29/24
- Unit 138 2BD/2BA sale price \$750,000 Closed Escrow on 10/2/23

Please visit our HOA website [www.MammothEstatesHOA.com](http://www.MammothEstatesHOA.com) for all your HOA documents, including your CC&R's, Bylaws, HOA Insurance, Architectural request forms, Board of Directors Meeting Calendar, Approved Minutes and past e-mails to our homeowners. If we can be of assistance to you, please give us a call (760)934-2884 or email [HOAMammothEstates@gmail.com](mailto:HOAMammothEstates@gmail.com)

Warmest regards,

Gary and Julie Thompson