

September 10, 2025

Mammoth Estates Condominiums, Inc

Quarterly Managers Report

- The Board has approved the bid from Wildwood Pools, based in Fresno, for the Jacuzzi replacement and repairs. We anticipate that the work will take place in late September or October 2025. Once the schedule is confirmed, a notice will be sent to all association members.
- Schilling Plumbing has resolved the recurring backup issue at building 200-203. The repair required excavation, during which roots were discovered in the main plumbing line.
- Mildew was identified in the Men's common area restroom. Upon removal of the drywall, Gary discovered damage caused by a historical ice dam, which had deteriorated the insulation and some of the wood. The necessary repairs have been completed, and a venting system has been installed to help prevent future occurrences.
- The Board has approved the bid from Black Gold for asphalt repairs and slurry sealing. Work began in late August, with the slurry seal scheduled for completion on September 10th.
- HOA Electrical Project: With the addition of our new HOA Electrician, Julie has successfully coordinated the completion of 7 more units this spring/summer, making great progress. There are now 13 remaining units to be completed, bringing us closer to finishing the work for all homeowners.
- Julie is researching permanent parking stickers for homeowners' vehicles, which would be placed on the windshield as an alternative to the current handing parking passes. The guest parking passes will remain the same.
- Weather permitting, the seasonal pool will remain open until further notice. Julie will notify the association by email once a closing date is set and the pool furniture is scheduled to be stored for the winter.
- Gary is researching code locks for the common area entrances to the pool and jacuzzi. The goal is to reduce the risk of unauthorized use of these facilities.

- Gary has been replacing the Homeowners Association door hardware on every Unit with Wi-Fi enabled hardware throughout the month of August. Homeowners are being contacted 24-48 hours in advance of their schedule replacement. The process has been running smoothly, and the feedback received so far has been very positive. We are hopeful to have this project completed by the end of September, early October.
- Julie and Gary have been researching the Mono Country FireWise Protection Program. As part of this effort, Gary met with the MLFD and submitted the completed application to the HOA Board for discussion at the upcoming meeting.
- Exterior painting will begin in late September, weather permitting. Sierra Paint and Drywall walked the project with Gary and identified the areas.
- In July, the exterior indoor-outdoor carpet on the stairs and front steps of buildings 109-112, 136-139 and the Studio building was replaced, enhancing both safety and appearance for our homeowners.
- Bird spikes have been installed on the rafters of the Studio Building and Unit 120, and woodpecker holes at Building 228 have been repaired. These measures help protect the buildings and maintain their appearance.
- The previously identified siding and trim replacement throughout the complex have been completed. Painting to follow.
- Fallen cable wires at the rear of several buildings were identified and secured, ensuring safety and maintaining a neat appearance.
- The entryway stairs, and railings at Building 208-209 have been replaced, enhancing both safety and curb appeal.
- Gary installed new pathway lights at Building 119
- The handrail has been replaced and the steps at Unit 130 have been secured.
- Please visit our HOA website 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

12 Months of Real Estate News @ Mammoth Estates

Unit 101 Studio. Sold on 1/22/25 \$429,000

Unit 134 2bd/2ba split level. Sold on 2/14/25 \$889,000

Unit 126 4bd/3ba. Sold on 4/21/25 \$1,210,000.

Unit 107, Studio Listed for \$429,000. Currently under contract.

Warmest regards,

