

February 12, 2025

Mammoth Estates Condominiums, Inc

Quarterly Managers Report

- With the rain and wet snow this season, we have identified 3 minor roof leaks, mainly at the skylights in Units 138, 141 and 225. Kenny Roofing has inspected and repaired.
- We have had a plumbing issue at Unit 200 with the main line clogging. Plumber has been working on resolving this re occurring issue. In the Spring, we will address the main line with a camera. We also cleared the main line at Unit 113, finding feminine products.
- Removed and replaced 20 feet of main line plumbing to address a broken junction at building 225-228.
- Installed outlet on the HOA common area Office Building to accommodate heat tape for the roof.
- Black Gold Asphalt repaired the identified damage at the cut through road. Additional repairs to follow in the Spring. The remaining repairs on our 2024 list will be addressed in Spring 2025, weather permitting.
- Roof snow shoveling Contractor, Kenny Roofing has agreed to continue service at Mammoth Estates for the 2024-25 winter season and as of this date, we have not needed any roofs shoveled.
- Installed new exterior lights around the complex
- Replaced the Spa motor on jet pump #2 plus the seals
- Due to equipment failure, Gary replaced the exterior front door hardware at one of the 2BD units, and a 4BD is scheduled to remove their unauthorized hardware with the approved HOA hardware.
- 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

- Repaired the common area gate with new springs and lock adjustment.
- Organizing the on-site Reserve Study for the Spring 2025.
- Working on obtaining a bid to replace exterior carpet at the stairs for Studio building, and building 109-112 - 136-139.

12 Months of Real Estate News @ Mammoth Estates

Unit 216 4bd/3ba. Sold on 2/26/2024 \$1,250,000

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

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

* The link below will offer you the MLS Listings to review.

https://s.paragonreels.com/goto/I8L9wFZ_woy

Warmest regards,

Julie and Gary Thompson, HOA Management