

November 11, 2025

## Mammoth Estates Condominiums, Inc.

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### Quarterly Management Report

- Wildwood Pools, based in Fresno, completed the approved project to refurbish and resurface the common area spa. In addition, the local spa contractor, Spa Creations, completed the replacement of spa equipment and materials, including servicing the spa heater, replacing the jet pumps and the electrical components, which were coordinated with the HOA electrician, Aris Electrical.
- Heavy rains in mid October caused a minor flood in the recreation room, for which the Association contracted Water Dogs to clean and dry the carpeted area at a small cost of \$375.
- Gary has completed the installation of the Association's new Wi-Fi capable door hardware at all 78 units, including the common area. A notice has been emailed to all homeowners advising that their physical key is available for pickup at the Association's office. Homeowners may arrange to pick up their key by contacting Julie or Gary in advance, either by email or phone.
- A minor repair was identified at Unit 129's ridge beam, which was completed by Philbrook Construction.
- Blizzard Fire Protection re-certified all fire extinguishers for all 78 units.
- Black Gold completed the approved asphalt repairs at the complex
- Schilling Plumbing investigated a recurring mainline backup at building #232. They excavated, repaired, and replaced the affected section of the mainline waste pipe, which had been obstructed by roots. As part of the repair, the plant from which the roots originated was also removed.
- Sierra Paint and Drywall painted all front doors following Gary's installation of the new door hardware. They also completed touch-up painting in identified areas of the complex, including entries, siding and railings, where maintenance was deemed necessary.
- The complex has 38 remaining wood burning fireplaces and 1 pellet fireplace. Angelo's completed the chimney sweeping of all 39 units as part of our October Fire Safety Month initiative.
- The Snow Removal Contract with Conspec Snow Removal has been approved and executed. A verbal agreement for ground shoveling services is also in place for the current season.

- As part of our October Fire Safety Month, all roofs and roof gutters were cleared of pine needles, and pine needles and debris were removed from the grounds and away from all buildings. Additionally, a tree with a broken branch hanging over Unit 213 was identified and promptly trimmed to remove the hazard.
- Julie has been coordinating the Association's participation with the national program called FireWise, developed by the National Fire Protection Association and supported locally by Cal Fire. The Mammoth Estates application has been submitted, and steps have been taken to walk the complex with FireWise representatives and the Town of Mammoth Lakes Fire Marshal. Julie also promptly notified State Farm regarding the Association's membership in the program.
- The Association has been notified by State Farm of their 2025-2026 renewal premium with an increase from \$51,236 per year to \$80,532 per year, beginning December 10, 2025. Julie has posted the 2025-2026 Insurance Declaration Sheets on the HOA website. Julie is currently working with our local Insurance Agent for the EQ endorsement renewal and does not anticipate a large increase for that premium, which is currently \$31,954.00.
- The HOA Electrical Project continues to progress swiftly with our new Electrical Contractor. We have 11 Units remaining to be completed and we have currently identified Unit 121 next on schedule.
- The seasonal pool was closed at the end of September, remaining open an additional 3 weeks due to warm weather and to accommodate homeowners and their guests during the spa renovations. The outdoor furniture was stored in mid-October.
- A recurring roof leak at the wood burning fireplace pipe in Unit 200 has been addressed. Kenny Roofing has made 2 repair attempts, and it is assumed that the issue has been resolved.
- 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. Currently, 10 homeowners remain non-compliant and have been notified of their violation.
- Homeowners are reminded to have their heating systems cleaned and serviced at least twice a year, especially before the upcoming winter season. In addition, homeowners are reminded to check their smoke and carbon monoxide detectors to ensure they are functioning properly and within their recommended lifespan.

## **12 Months of Mammoth Estates Real Estate News**

<https://s.paragonrels.com/goto/GMNDoA3gJCd>

**Sold:**

11/11/15 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  
2/14/25 Unit #134 2BD/2BA \$889,000  
1/22/25 Unit 101 Studio \$429,000.

**Active:**

152 Days on Market, Unit #213 4BD/3BA \$1,175,000  
13 Days on Market, Unit 102 Studio \$429,000

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 Association's 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