

September 18, 2024

Mammoth Estates Condominiums, Inc

Quarterly Managers Report

- Slow leak between the jacuzzi PVC and incoming water line has been repaired by Schilling plumbing
- Early Fall pine needles have been cleaned up around the complex in preparation for the upcoming winter season, however, expected winds will bring additional clean-up in late October.
- September 25th-27th, Angelo's Fireplace has been scheduled to clean the wood burning chimney's as well as make any necessary repairs to the chimney pipes and re-caulk.
- October 1st-4th Blizzard Fire Protection has been scheduled to re-certify all HOA fire extinguishers. They will access each unit to remove the extinguisher and once re-certified, they will return the extinguisher to it's original place.
- Bid from Black Gold Asphalt has been approved and a 50% deposit delivered. We are waiting for BG to secure the materials and place us on their schedule before winter. The main focus this Fall is repairing the cut through road.
- September 12-19 Gary and Russ exchanged the front door hardware batteries for each Unit and confirm the Master Code is operable. If they found your hardware had deleted the Master Code, you will have been notified and the code will be returned. Gary identified one unit that had removed the door hardware with their personal hardware. The homeowner has been contacted and the door hardware will be replaced with the HOA hardware at the homeowners expense.
- The vacant lot on Lakeview has been cleaned of all broken limbs and debris in preparation for the upcoming winter season snow storage as well as fire mitigation for the TOML.
- Ground snow shoveling Contractor has agreed to continue service at Mammoth Estates for the 2024-25 winter season.
- Unit 229-232 building roof gutter was replaced in early September
- Dead Aspen trees have been removed around the complex
- All roof gutters have been cleaned by Kenny Roofing for the upcoming winter season.
- September 16th-17th, Kenny Roofing inspected all Building roofs and made the identified repairs. Several Units had identified leaks at their skylights and chimney stacks during our July rain storms.

- Pool closure followed the Labor Day weekend. The pool water temperature has been set to 50 degree and the “pool closed” sign is back in place. Pool furniture will remain until the first sign of snowfall.
- The jacuzzi had a few repairs this summer. The filter valve part has been ordered and Spa Creations has the repair on their schedule for end of September. The Association will be notified of the jacuzzi closure and exact date of when work will be performed.
- A broken water shut off valve at Unit 129 was identified and repaired.
- The back flow valve has been re-certified and paperwork in place with the Town of Mammoth Lakes.
- Julie is working together with a local Insurance Agent, Eric Olson, to secure Earthquake Endorsement for the Association. Bid expected in late October/early November for the Board of Directors to review
- Windows recently washed in the HOA recreation room and restrooms.
- A new closing mechanism and latch repair on the common area back gate, spa gate and side gate near 104 accomplished by a local iron contractor.
- Wright Electric scheduled to install a exterior electrical plug on the HOA recreation room building for the roof heat-tape.
- Gary hired a plumber to camera all clean-outs this summer. He found tree roots at the clean out for 124-127 building as well as tree roots at the 225-228 building. We are scheduled to have the repairs made in October.
- Gary identify each clean- out with a digital map. All propane tanks have also been digitized on a site map and identifiable poles are in place.
- The HOA Electrical Project currently has 58 Units completed as well as the common area with 20 Units remaining. Unit 217 and 201 were completed this summer.
- Wright Electric will schedule installing a exterior GFCI outlet at the recreation building for the roof heat-tape.

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

In Memory of:



Christina Hutson, November 23, 1930 - August 12, 2024

Chris Hutson served and volunteered as our HOA Board Secretary for nearly 40 years. She was a wonderful person and a dependable friend to Mammoth Estates. We truly will miss Chris.

Warmest regards,

Julie and Gary Thompson, HOA Management