

Mammoth Point Homeowners Association Mammoth Lakes California

President: John S. Sorcinelli
Vice President: Charles Tucker
Treasurer: Michael Newton
Secretary: Rex Lake
Member at Large: Eric Schmitter



Dear Members,

December 30, 2011

I hope that this Holiday Season finds you well and in good spirits. Winter in Mammoth is off to a slow start. After robust snow storms in early October and then again early in November, December has proved to be a dry month with only 2" of snow having fallen to date. This makes December 2011 the 2nd driest month on Mammoth Mountain since 1969. Oh well, last year Mother Nature brought us 88" in November and 209" in December, an all time record. This drought will help our snow removal budget but it will negatively affect the numbers of those skiing and staying in Mammoth. Lets all hope for a snowy January.

We now have at least one e-mail address for each unit at Mammoth Point. The President's letter will be sent out by e-mail for the first time this year. I am proud to announce that we also have a Mammoth Point Web site: <http://mammothpoint.com>. Please have a look; here you will find information about Mammoth Point and great photos of this part of the Eastern Sierra. You will also find this letter posted on the web site along with minutes from recent Board meetings. The complete 2011 Reserves Study that was undertaken this past fall is also posted on the website. There is a calendar of events of upcoming board meetings along with the agenda for the next meeting.

This web site will be a real asset to our association and a place where our members can look for information about Mammoth Point. We intend to post information on the calendar that may affect your future visits such as work planned around or adjacent to your unit. We have to thank Christie Osborne for her great work on this Website. She is the designer and should take credit along with Dustin Osborne, our manager, who provided all the excellent photos. We are very lucky to have them both at Mammoth Point.

Back in November I wrote to you regarding the possibility of a Bulk Cable Service Agreement that could bring each of our Cable costs for Basic Service down from \$55/month to \$34/ month. We needed 85% participation and when I heard back from you, all members agreed to participate except members in 3 units. This response exceeded the required 85% participation and we expect to commence the Bulk Cable Program on the 31st of January 2012. Please watch your current cable bill to make sure that you are not double paying for the first month or so. I understand that this can often happen as we shift over from the Individual Plans to the Bulk Service Plan and is unavoidable. Suddenlink informed us that they will be installing new cable boxes in all the units in January. These new boxes will allow for future digital and high definition services if you choose to individually subscribe to those Additional Services.

Finally I have to announce that at our recent meeting the Board elected to increase our monthly assessment fees by 3.5% as projected by the Reserves Study recommended by Butner Homeowners Association Services. On the positive side of the ledger, this increase will largely be offset by the savings we are all likely to realize as a result of the Bulk Cable Service Agreement. The Board intends to re-examine the budget again in the Spring as the early snow removal costs for 2012 are available. We continue to maintain a strong and solvent Association and look forward to another great year at Mammoth Point.

Happy Holidays and best wishes for a healthy and prosperous New Year,

John S. Sorcinelli
President MPHOA