

Mammoth Point Homeowners Association Mammoth Lakes California

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



Dear Members,

January 6, 2014

Happy New Year 2014. Winter in Mammoth is again off to a slow start. The Mountain has been doing a great job making snow as Mother Nature has not been making her contribution. A major high pressure system has been lingering over California and all of the storms have been passing north of Mammoth Lakes. The last storm of any consequence dumped 12" on the Mountain on December the 7th. We need snow after 2 rather dry seasons in a row. The light snow fall over the past 2 years has helped our snow removal budget but it has negatively affected the numbers of those skiing and staying in Mammoth. Lets all hope for a snowy January, February, and March.

We are currently updating the Mammoth Point website with recent Board minutes and budget information and these updates should be complete soon. The Mammoth Point Web site address is: <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 other important information about Mammoth Point.

Rules governing Homeowners' Associations in California have been updated by the powers that be in Sacramento. Now every year when you receive the annual budget you will also receive a copy of the Association rules and regulations. There is also a new bulletin board in the entrance to the manager's office where current Association documents will be posted. We will continue to be sending all members agendas and common information by e-mail. Specific information such as monthly billing statements will continue to be sent to each of you individually by posted mail.

We have completed the entry decks and stair and railing upgrades for all of the units. This was a three year project and involved changing out all of the entry decking with new Trex material and replacing all of the stair treads with new material. These replacement materials should last and look good for many years. This coming year we will be repairing the retaining wall in the upper parking lot as it continues to lean over more with each passing year. We will also be undertaking a reserves study update which we are required by law to complete every three years.

As you all know, Mammoth transitioned over to full digital cable in December of last year. You now need to have digital boxes for all of your non-digital TV's. These were installed by Suddenlink in November and all seems to have gone smoothly. Some of you have replaced your non-digital TV's with new digital flat screen TV's in order to avoid having to use the digital boxes. This also seems to have been a smooth transition. Nearly everyone is now on the Suddenlink Bulk Service and this has resulted in a considerable saving for all. The service is generally good and reliable. In Mammoth Suddenlink is our only cable provider. Those of you who receive your internet service through the digital cable will have noticed an increase in the internet service fee with the transition to digital cable. We have no ability to control these costs as part of our agreement with Suddenlink.

Finally I have to announce that at our recent meeting the Board elected to maintain our monthly assessment fees at the 2013 level. This is the second straight year in a row that there has not been an increase in Homeowners dues. Light snow fall and strong and fiscally responsible management has allowed us to hold the line on dues increases. We continue to maintain a strong and solvent Association and look forward to another great year at Mammoth Point.

Best wishes for a healthy and prosperous New Year,

John S. Sorcinelli President MPHOA

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