

**Snowcreek III Owners Association**  
**Mammoth Lakes, California 93546**

July 7, 2026

Re: Replacing Our Windows and Sliding Doors

Dear Homeowners:

If the world were simple, the wooden casings of our windows and sliding doors would all deteriorate at the same rate, and our HOA would replace all of them at the same time through a special assessment. But around 2010, the Board determined that our windows and sliding doors were deteriorating at quite different rates, and it would be a needless expense to replace some of the windows and doors that were still in good condition just because other windows and doors needed to be replaced. As a result, in 2010 a system was established to permit Homeowners to replace their windows and doors at their own expense so long as they followed specified requirements in terms of color and material. (This 14-page “Wood Windows and Doors Replacement Specification” is on our HOA website.) Approximately 25% of our Homeowners have now fully or partially replaced their windows and sliding doors. But a growing number of the windows and sliding doors in the rest of our units are in sufficient disrepair that they will soon need to be replaced.

The Board has taken the following two steps to facilitate the replacement of our windows and sliding doors: First, we have gotten Mammoth Screen & Glass to walk the property and give us written estimates of how much it would cost to replace each of the windows and doors in our units that have not yet been replaced. Attached is that proposal from Mammoth Screen & Glass and a list of the replacement costs for each of our units’ windows and sliding doors.<sup>1</sup> Mammoth Screen & Glass has been responsible for replacing the majority of the windows and doors at Snowcreek III, and knows all the details of our specified requirements. They currently have the manpower to fully replace the windows and sliding doors in at least 6 of our units this year, and are likely to be able to handle more than that next year. The Board strongly encourages our Homeowners who have not yet replaced their windows and doors to reach out to Mammoth Screen & Glass and place an order. It is currently taking 2 to 3 months for the glass to be delivered, so orders need to be

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<sup>1</sup> Because Mammoth Screen & Glass prepared this information based only on an exterior inspection of our units, there are some small discrepancies which will undoubtedly be corrected when Mammoth Screen & Glass actually inspects and measures the windows and doors from the interior of the unit as part of the preparation of an actual contract with the individual Homeowner.

placed soon if you want the work done before the snow falls. Alternatively, the attached estimates are good through the end of this calendar year, so you may just want to sign a contract for the work to be done next summer.

Second, over the next few weeks, our Management Company will be walking the property and preparing an inventory of all the windows and sliding doors, noting which are in dire need of immediate replacement, which just need to be varnished, and which are in good condition. We will provide this assessment to each of our Homeowners and will encourage you to take the necessary action if any of your windows and doors are in dire need of repair. Like the 25% of our Owners who have already replaced their windows and doors, we would encourage Homeowners to work directly with the supplier/installer to have your windows and doors replaced according to our specified requirements. However, if the windows and sliding doors of a given unit deteriorate to the point where they are becoming an eyesore or are functionally compromised to the point of causing potential water damage or access issues, Section 4.6.B.3 of our CC&R's provides a procedure whereby the Board can have the HOA replace those windows and doors through an involuntary special assessment on the individual owner of that unit.

We will be discussing the replacement of our windows and sliding doors at our Annual Homeowners Meeting on September 5, 2026, and would encourage our Homeowners to attend that meeting. In the meantime, at least two of our Homeowners have arranged for Mammoth Screen & Glass to replace all their windows and sliding doors this summer, so we should have fresh reports of how that process works at our annual meeting.

Sincerely,

The Board of Directors  
Snowcreek III Owners Association

Enclosures



P.O. Box 1676  
3310 Main Street  
Mammoth Lakes, CA 93546  
(760) 934-1600  
Fax (760) 924-3038  
Lic. #938919

# PROPOSAL

|                                                            |                                         |                         |
|------------------------------------------------------------|-----------------------------------------|-------------------------|
| PROPOSAL SUBMITTED TO<br><b>Snowcreek Phase 3</b>          | PHONE                                   | DATE<br><b>6-1-2026</b> |
| MAILING ADDRESS<br><b>Po Box 1557</b>                      | JOBSITE ADDRESS<br><b>Units 401-486</b> |                         |
| CITY, STATE AND ZIP CODE<br><b>Mammoth Lakes, Ca 93546</b> | <b>Mammoth Lakes, Ca 93546</b>          |                         |

We hereby submit specifications and estimates for:

**Milgard C700 Fiberglass Windows and Doors with a Bark Exterior/White Interior, Dual Pane Lowe Glass and Screens Where Needed.**

The price includes removing the existing windows and doors and installing the new materials listed above. We will set the materials with a nail fin and waterproof the exterior. New exterior window trim will be installed and painted to match the existing colors. The inside will get insulated and wood strips will be installed to cover any gaps. All work areas will be cleaned and all trash will be removed. Any miscellaneous materials needed to finish the install will be billed separately. The price does not include any interior paint, stain, drywall repairs or building permit if needed.

**TBD** dollars (\$ **TBD** ).

Payments to be made as follows:  
**TBD**

All materials is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alternation or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. HOA to carry fire and other necessary insurance. Our workers are fully covered by Workers' Compensation insurance, general liability and commercial automobile insurance.

Authorized  
Signature *Damon Conover*

Note: This proposal may be  
withdrawn by us if not accepted by **12-31-2026**

**Acceptance of Proposal** – The above prices, specifications  
and conditions are satisfactory and are hereby accepted. You are  
authorized to do the work as specified.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_



**Snowcreek III Window Replacement Costs 6/2/2026**

| UNIT | WINDOWS | DOORS | TOTAL       |
|------|---------|-------|-------------|
| 401  | 5       | 1     | \$15,441.94 |
| 402  | done    | done  |             |
| 403  | done    | done  |             |
| 404  | 2       | 1     | \$9,512.13  |
| 405  | 2       | 1     | \$9,512.13  |
| 406  | 2       | 1     | \$9,512.13  |
| 407  | 5       | 1     | \$15,441.94 |
| 408  | 5       | 1     | \$15,441.94 |
| 409  | 13      | 2     | \$43,078.00 |
| 410  | 9       | 2     | \$26,467.21 |
| 411  | 7       | 2     | \$23,652.45 |
| 412  | done    | done  |             |
| 413  | 13      | done  | \$32,535.84 |
| 414  | 13      | done  | \$32,535.84 |
| 415  | 8       | 1     | \$21,666.26 |
| 416  | 4       | 0     | \$7,915.14  |
| 417  | 5       | 0     | \$8,015.18  |
| 418  | 13      | 2     | \$43,078.00 |
| 419  | 13      | 2     | \$43,078.00 |
| 420  | 8       | 2     | \$26,467.21 |
| 421  | 4       | 0     | \$7,915.14  |
| 422  | 4       | 0     | \$8,015.18  |
| 423  | 10      | 0     | \$25,330.59 |

|     |      |      |             |
|-----|------|------|-------------|
| 424 | 4    | 2    | \$23,278.93 |
| 425 | done | done |             |
| 426 | 7    | 2    | \$26,467.21 |
| 427 | 4    | 0    | \$8,732.44  |
| 428 | 4    | 0    | \$11,107.98 |
| 429 | 5    | 1    | \$15,441.94 |
| 430 | 5    | done | \$10,131.43 |
| 431 | done | done |             |
| 432 | 2    | 1    | \$9,512.13  |
| 433 | 1    | done | \$1,875.05  |
| 434 | 2    | 1    | \$9,512.13  |
| 435 | 5    | 1    | \$15,441.94 |
| 436 | 5    | 1    | \$15,441.94 |
| 437 | 5    | done | \$10,131.43 |
| 438 | 7    | done | \$13,528.24 |
| 439 | 2    | 1    | \$9,512.13  |
| 440 | 2    | 1    | \$9,512.13  |
| 441 | 2    | 1    | \$9,512.13  |
| 442 | 2    | 1    | \$9,512.13  |
| 443 | 5    | 1    | \$15,441.94 |
| 444 | 6    | 1    | \$16,813.91 |
| 445 | 13   | 1    | \$37,602.95 |
| 446 | 5    | done | \$10,729.89 |
| 447 | 8    | done | \$17,525.29 |
| 448 | 13   | 2    | \$43,078.00 |
| 449 | 13   | 2    | \$43,078.00 |
| 450 | 8    | 2    | \$26,467.21 |
| 451 | 7    | 2    | \$26,467.21 |
| 452 | 9    | done | \$17,525.29 |
| 453 | 13   | done | \$32,535.84 |
| 454 | 13   | 2    | \$43,078.00 |
| 455 | 9    | 2    | \$26,467.21 |

|     |      |      |             |
|-----|------|------|-------------|
| 456 | 7    | done | \$17,525.29 |
| 457 | 9    | 2    | \$26,467.21 |
| 458 | 13   | 2    | \$43,078.00 |
| 459 | 13   | 2    | \$43,078.00 |
| 460 | 8    | 2    | \$26,907.21 |
| 461 | 8    | 2    | \$26,907.21 |
| 462 | 13   | 2    | \$43,078.00 |
| 463 | 7    | done | \$14,597.29 |
| 464 | 2    | done | \$4,963.33  |
| 465 | 8    | 2    | \$26,907.21 |
| 466 | 13   | 2    | \$43,078.00 |
| 467 | 16   | 2    | \$52,220.65 |
| 468 | done | done |             |
| 469 | 11   | 2    | \$37,031.52 |
| 470 | 16   | 2    | \$52,220.65 |
| 471 | 15   | 1    | \$46,748.59 |
| 472 | 11   | 2    | \$37,031.52 |
| 473 | 11   | 2    | \$37,031.52 |
| 474 | 16   | 2    | \$52,220.65 |
| 475 | 16   | 2    | \$52,220.65 |
| 476 | 11   | 2    | \$37,031.52 |
| 477 | 11   | 2    | \$37,031.52 |
| 478 | 16   | 2    | \$52,220.65 |
| 479 | 16   | 2    | \$52,220.65 |
| 480 | 11   | 2    | \$37,031.52 |
| 481 | 11   | 2    | \$37,031.52 |
| 482 | 5    | done | \$11,174.11 |
| 483 | 17   | 2    | \$52,220.65 |
| 484 | 11   | 2    | \$37,031.52 |
| 485 | 10   | done | \$23,998.88 |
| 486 | 3    | done | \$6,486.61  |