



Melody Ranch Homeowners Association

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SHOVELING REMINDERS

Neighbors, please remember that it is against state law to shovel the snow from your driveway into the roadway. It creates a hazard for cars and pedestrians when extra snow is moved into the road. Please remember to push or blow your snow into your yard or onto your banks and refrain from shoveling into the street or in the open space. Thank you for your cooperation!

ISD UPDATE

The Melody Ranch Improvement and Service District (ISD) wanted to take a moment to thank those of you who have repaired the leaking water service lines identified on your property. To date, those repairs are saving Melody Ranch about 50 gallons of water per minute (72,000 gallons per day) which was previously leaking from our water system. The ISD continues to address the water system operation, repair, and future planning needs. The ISD is currently having every water service curb stop tested, exercised and necessary repairs completed. Next spring, every water main valve and fire hydrant will be exercised to ensure these system components remain in good working order. The ISD Board has submitted a funding request to the Wyoming Water Development Commission (WWDC) for evaluating the Melody Ranch water system. Our funding application has advanced through initial approvals and is expected to be included in the WWDC's annual project funding request to the Wyoming Legislature, in early 2016. The WWDC intends to provide a \$180,000 Melody Ranch Level 1 engineering feasibility study that will likely include a complete system leak test, evaluate needs for a third well, pumping system upgrades, electrical control and telemetry system upgrades, water storage needs and more. The Level 1 study costs are paid through the WWDC assistance program. Once the Level 1 study is completed, the Melody Ranch ISD Board will be able to apply for WWDC grant and loan assistance to fund the design and construction of recommended upgrades that are identified and prioritized through the study, most likely in the fall of 2017.

CHRISTMAS TREE PICK UP SCHEDULE

Melody Ranch will once again be offering Christmas tree pick up on Tuesdays and Thursdays following Christmas. If you would like to dispose of your tree, please leave it at the curb on December 29 and 31, January 5, 7, or 12. Please note, that after January 12th, this service will no longer be available and you will be responsible for disposing of your own tree. Be sure to have all of your lights, ornaments and tinsel completely removed from your tree prior to disposal. Thank you!

SKI TRACK & SLED HILL

Melody Ranch is excited to continue providing homeowners with some wonderful winter amenities in our very own back yards. You may recall that last year the ski track was expanded to provide skiers with a full loop! Please enjoy it as well as the sledding hill this winter. They are for the use and enjoyment of **all** homeowners throughout the entire Melody Ranch community. There are a few guidelines we ask you all to comply with. Please be courteous and neighborly of others. Do not use the ski track as a walking or bike path, rather, please stick to the plowed pathways. Be sure to use the trash cans and mutt mitts available to clean up after your pet. Be safe and use common sense when enjoying these amenities. Have fun and enjoy your community! If you have any concerns or questions, please do not hesitate to contact Grand Teton Property Management.



EMAIL

Do you want your statements to be emailed to you? Would you like to be placed on the internal Melody Ranch email list? If so, please be sure to contact Grand Teton Property Management with your current email address. This will be used for Melody Ranch informational purposes only and will not be shared with other persons or third parties. Please add GTPM to your safe sender list to ensure delivery of our emails to you.

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, DECEMBER 15, 2015 AT 4:30

GRAND TETON PROPERTY MANAGEMENT

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON OUR WEBSITE:

WWW.MELODYRANCHHOA.COM

DESIGN REVIEW COMMITTEE

MONDAY, DECEMBER 10, 2015 AT 12:00

GRAND TETON PROPERTY MANAGEMENT

PLEASE SUBMIT YOUR ITEMS FOR REVIEW TO GRAND TETON PROPERTY MANAGEMENT BY NOON ON THE FRIDAY PRIOR TO THE DRC MEETING.

ISD

MONDAY, FEBRUARY 8, 2016 AT 5:00

WELLS FARGO

MINUTES AND OTHER IMPORTANT ISD DOCUMENTS ARE POSTED TO THE MELODY RANCH WEBSITE FOR YOUR INFORMATION.

RV STORAGE

Just a quick reminder to those of you with a storage space in the Melody RV lot that there are quite a few homeowners who are still on the waiting list for a spot. If you do not need your space anymore, please notify GTPM so we can pass it to the next family. Also, please keep in mind that the storage area is intended for recreational vehicles and trailers; it is not to be used to store trash, construction equipment, yard gear etc. Please see the storage rules & regulations for a more comprehensive list.

HOA PAYMENTS

All correspondence and payments should be made payable and mailed to:

**The Meadows of Melody Ranch
PO Box 4337
Jackson, WY 83001**

Or, you can also opt to pay online at:

www.duespayment.com

(Service fees apply)

Or, as a second option:

<https://www.paymentservicenetwork.com/login.asp?acctr15968>

Keep in mind that your payment to the ISD must be made separately from your HOA dues. Please contact

Tina Korpi or Demerie Northrop at Grand Teton Property Management to address any questions at:

307-733-0205 or send your email to:

info@melodyranchhoa.com

COVENANT CORNER

~ Front porches are not to be used for storage. Patio/deck furniture is allowed in season however ladders, canoes, firewood, old appliances, etc. are not to be stored on porches. Please note that futons do not fall under the category of patio furniture and should not be placed on porches at any time. Grills are to be placed on back porches, with the exception of a home not having a back porch. This is a Tier One, \$25 fine.

~ Dogs are to be restrained or leashed within the community at all times. This includes while walking, running and bicycling on all roads and common areas within the community. First Violation is \$250 fine.

~ Vehicle Parking. All vehicles shall be parked in designated parking spaces on the lot or the spaces provided therefore on multiple dwelling lots. No more than two vehicles may be parked in driveways for extended periods of time. No vehicle may be parked on any street within Melody Ranch or on any yard or common area on individual or multiple dwelling unit lots. This would be considered a Tier Two, \$100 fine.

DID YOU KNOW?



December is a month of family time filled with celebrations honoring cultures and religious traditions including Christmas, Hanukkah, Kwanzaa, Boxing Day, New Year's, Pongal, Yalda and St. Nicholas Day. While we struggle with shopping lists, and invitations compounded by wintery weather, there are many people and loved ones who make the effort worthwhile. Winter Solstice is on December 21st and is marked by being the shortest day as well as the longest night of the year. With a month full of baking, lights and carols, I will give you this fun fact: "Jingle Bells" was composed in 1857 and was originally intended to be a Thanksgiving Song. While you are roasting your turkey or baking a ham, Japanese people traditionally eat at KFC for Christmas dinner. Thanks to a successful marketing campaign 40 years ago KFC is so popular that customers must place their Christmas orders two months in advance. While sugar plums dance in the heads of the young ones, take a moment to enjoy the season and all of the wonders it brings to your home. From our place to yours, have a very merry and peaceful December.