

- Melody Ranch HOA -

Volume 3, Issue 4

April 2011

HOA PRESIDENT

I am pleased to be the new president of the Home Owners Association Board of Directors. My wife Becky and I have lived in Melody since 2004 and in the valley for over thirty years. I became involved with the HOA Board when transition issues arose during the release of the last salable lots in 2006, chairing a committee to ensure all developer obligations had been met. I was appointed to the board in 2009 to finish an elected term when a board member resigned, then elected to a three-year term in March 2010. I was voted to the president position by fellow board members this past month. Our volunteer HOA board is composed of residents who care deeply about the quality of life in Melody, and it is my privilege to serve on the board with them.

Transitioning from developer operated to full HOA management has been a priority for several years. Our next step is formation of an Improvement and Service District (ISD), which by law must be approved by a majority of Melody's homeowners. Our maintenance reserves are currently adequate but an ISD will also allow us to obtain grants and no or low-interest loans for future upgrades to our water, sewer and roadways. The ISD process will begin this spring and will hopefully be approved later this year allowing us to transfer the developer owned infrastructure to the ISD.

County construction of a neighborhood park is slated to begin no later than May 2012. We have completed the transfer of Melody's internal pathways to the Town/County pathway system; maintenance is now the responsibility of this board. Pullouts and local post office mail delivery boxes will be installed at each entrance to the subdivision this spring.

CONTINUED....

The board has worked hard to insure transparency and communication with membership via an improved HOA web site and monthly newsletter inserts. I encourage you to visit www.melodyranchhoa.com frequently, as all communication, board agendas, board meetings – open to all homeowners – and minutes are posted on the site. Our property managers are always accessible via phone and email to address problems, answer questions and field suggestions. Contact information is posted on our website.

I and the board look forward to continued service to our friends and neighbors.

Rich Bloom

MELODY RANCH HOA BOARD OFFICERS

President - Rich Bloom

Vice President - Bob Hammond

Treasurer - Brett Kroger

Secretary - David Quinn

At Large - David Kaufman

EMAIL ADDRESSES

Please email Cynthia (cwiley@wyom.net) with Grand Teton Property Management your email address. GTPM will notify homeowners of projects and emergency information throughout the year.

SCHOOL VACATION SPEED LIMIT - 15 MPH!

Spring is upon us and the children are outside playing. Please be conscious of your vehicle speed through Melody Ranch Subdivision. The speed limit is 15 MPH. Please be sure to tell your guest the speed limit in Melody Ranch.

LANDSCAPE / DAMAGE DEPOSIT

Please take a look at the website to see if you have a landscape/damage deposit still - www.melodyranchhoa.com - homeowner information - landscape deposit. There is \$47,500.00 that belongs to the homeowners. The board would like to see all of the homeowners receive their deposit back. Please contact GTPM if you have any questions.

ARE YOU IN THE FLOOD ZONE?

The new floodplain affects a number of homes along Flat Creek. Are you one of them? Please check out the Teton County Website at www2.tetonwyo.org/mapserver/map.html to see if this affects you. Select "FEMA Flood Zones" on the right. Contact your Insurance Company if you have any questions.

Another option you can seek out is a Letter of Map Amendment or LOMA, from FEMA. There is additional information available at: www.fema.gov/plan/prevent/fhm/fmc_loma.shtm The LOMA is helpful because it exempts the owner from flood insurance, or makes the homeowner eligible for a lower-rate "preferred" flood policy. Once a LOMA is granted it applies to any future owners of the property as well.

If you have question about the process, please contact Kurt Stout from Meridian Engineering at kurt_meridianenr@bresnan.net or 739-0500. Kurt is the interim Teton County Flood Administrator.

HOA PAYMENTS

Please do not leave any checks or correspondence for the HOA in the mailbox next to the old sales office. The sales office no longer processes HOA dues. All correspondence and payments should be mailed to:

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

All checks need to be written out to:
The Meadows at Melody Ranch
Be sure all emails are sent to:
info@melodyranchhoa.com

Please contact Cynthia or Tina at GTPM to address all inquires. They can be reached at 307.733.0205

MARK YOUR CALENDAR....

Typically the Board of Directors meets the third Tuesday (April 19th) of each month at 5:00. Please call GTPM for the exact date and time, as they are sometimes moved to accommodate peoples' schedule.

Every second Thursday (April 14th) of each month the Architectural Review Committee meets at 4:30. All items need to be turned in by noon the Friday prior to the ARC meeting.

COVENANT CORNER From the Rules & Regulations

Domestic Animals. No domestic animals or fowl shall be maintained on any lot other than not more than two generally recognized house or yard pets. **Please see Article 5 - 5.5 in the CC&R's.**

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. Grills are to be placed on back porches.