

- Melody Ranch HOA -

Volume 2, Issue 7

July 2010

CC&Rs and DESIGN GUIDELINES

The covenants, conditions and restrictions (CC&Rs) are the governing documents that dictate how the homeowners association operates and what rules the owners -- and their tenants and guests -- must obey. The CC&Rs along with the Design Guidelines help to protect the value of our neighborhood and provide predictability in construction.

A summary of these guidelines are mailed annually to all owners and our posted on the HOA website under Homeowners Information/Rules and Regulations. The complete CC&Rs and Design Guidelines are also posted on our web site.

Enforcement is achieved by GTPM doing bi-monthly drive throughs, noting violations, bringing this list to the board -- which then authorizes notice letters. Most times a phone call to the property owner is the first action. Individual homeowners can also bring concerns to the GTPM -- but violations are only noted upon confirmation by GTPM.

Notices are simply that -- pointing out an infraction with the intent of rectifying the situation. If the same problem persists three times in a one-year period -- the board has the option to levy fines to assure compliance. Fines can be appealed at any board meeting.

INTERNAL PATHWAYS

In May the HOA finalized granting access to our internal pathways to the general public. This was a requirement from the initial approval of our development. Benefits to our HOA are that ongoing maintenance is now the responsibility of the County.

VANDALISM

Recent acts of vandalism have happened in Melody Ranch. Someone has driven in the open space along Sandy Creek and Melody Creek open space. The cost to the homeowners to prevent it from happening again is \$1,093.75. If you know who is doing this, please contact the sheriff's office. In the future if you see any act of vandalism, please contact GTPM and the sheriff's office.

REMODELING YOUR HOME?

Are you planning to make any changes to the outside of your home? We just want to remind you that all exterior design changes must be approved by the Melody Ranch Architectural Review Committee. Projects subject to review include: additions; re-siding; re-roofing; decks; fences; and re-painting or staining with other than the original colors. Please contact GTPM for more information.

LANDSCAPE / DAMAGE DEPOSIT

There are still several owners that have not claimed their damage deposit from the HOA. If you don't know, feel free to ask GTPM at 733-0205 to find out if you can get your deposit back or visit the website at www.melodyranchhoa.com -- homeowner information -- landscape deposit. All that is required is that your house and yard be finished and meet the requirements that you agreed to when you built your house. Owners that do not properly take care of their property through active maintenance are subject to notices and fines.

SEHERR-THOSS GRAVEL PIT

Teton County sent Mr. Seherr-Thoss a “notice to abate” letter on June 7 ordering him to stop excavation and crushing by July 7. If he doesn't comply, he will face a hearing before the Teton County Board of Commissioners and possibly fines. “Neither excavation nor crushing of gravel is a lawful nonconforming, or grandfathered, use on your property,” the letter states.

The Seherr-Thoss pit is located adjacent to Melody Ranch on its western boundary. Our HOA, on behalf of its membership, previously submitted letters to the County about the noise and dust from the unpermitted, and county contested, excavation and crushing.

If Seherr-Thoss does not stop excavation and crushing, commissioners likely will hire a third party to conduct an administrative hearing. From there, commissioners can again order Seherr-Thoss to stop the activities. If he does not, then the case would move to 9th District Court, where a judge can decide to impose fines of \$750 a day.

LANDSCAPING & GENERAL LAWN CARE

In order to keep Melody Ranch beautiful, all homeowners must adhere to Melody Ranch Landscaping standards. These standards include: (1) Regular mowing and trimming of grass; (2) Watering as needed to maintain a healthy, green lawn; (3) Regular removal of noxious weeds, such as crabgrass, dandelions, etc. To limit the spread of weeds, it is essential that every homeowner address dandelions, crabgrass or any other invasive species that can quickly spread and dominate the landscape. Please contact any trained, reputable company to do weed spraying. Owners may also opt to do the work themselves and may contact Weed & Pest to use spray packs. If the landscaping of any yard does not follow these standards based on the Board of Directors discretion, a written warning will be sent to the homeowner. If the problem continues, fines will incur.

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

2009 WATER QUALITY REPORT

The 2009 water quality report can be found on the website at www.melodyranchhoa.com under CC&R's & Other Documents.

MARK YOUR CALENDAR.....

Typically the Board of Directors meets the third Tuesday (July 20th) 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 (July 8th) 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.

All meetings are held at Grand Teton Property Management located at 610 W. Broadway, Ste 203. Please let GTPM know if you would like to be put on the agenda.

MOTOR BIKES & OPEN SPACE

Please do not ride any ATV's in the open space. GTPM has been notified of someone riding a dirt bike in the west section of Melody Ranch.
