

# - Melody Ranch HOA -

Volume 1, Issue 1

June 2009

Howdy Folks,

My name is David Kaufman and I am the current president of the Home Owners Association Board of Directors. I have lived in Melody Ranch since 2003. I became involved with the HOA Board when a few neighbors and myself, were trying to get the bus stops moved back off of the intersections of South Park Loop Road and the various entrances. As it turned out, I felt that I wanted to get more involved with neighborhood matters, and was elected to the board in March of 2006. I am serving a second term on the board and was voted to present position by fellow board members this past year. The rest of the board is made up of individuals who care deeply about the quality of life we all enjoy here at The Meadows, and it is my privilege to serve on the board with them.

Changes in management, and issues of transitioning from being developer owned and operated to HOA managed has been a priority these past couple of years. As the HOA moves towards independence it will bring challenges. The formation of an Improvement and Service District (ISD) is a proposal that everyone will need to participate in. An ISD has many advantages for obtaining new funds at no or low interest grants, loans and agreements, for when we would have to upgrade, improve or modify our infrastructure, i.e., water, sewer and roadways.

Let's be respectful and mindful of our neighbors and their properties.

Thank you and have a great year.  
David Kaufman

## **GRAND TETON PROPERTY MANAGEMENT**

The staff person at GTPM to whom we should address all inquiries is Cynthia Wiley. You can reach her at 307.733.0205 or email her at [cwiley@wyom.net](mailto:cwiley@wyom.net)

## **MELODYRANCH WEBSITE**

Grand Teton Property Management will continue to update the Melody Ranch Website [www.melodyranchhoa.com](http://www.melodyranchhoa.com) Please look to this website for up to date information.

## **DOGS**

All dogs must be leashed or restrained at all times within Melody Ranch. The Board of Directors has put signs up throughout Melody Ranch as reminders. The Board is also working with Paws and Teton County Parks and Rec on the possible installation of mutt mitt stations. Please be considerate of your neighbor's and pick up after your dog. Try to keep your dog from barking for long periods of time.

## **CHICKADEE CIRCLE**

The Board of Directors has adopted the Chickadee Circle Park as a No Dog Park. The Board of Directors has received numerous complaints on dogs and request to have a dog free area. The thought behind this decision was to have an area within Melody Ranch for families to take a picnic, fly kites or play ball without stepping on dog feces. Dogs are allowed on all open space/walk ways in Melody Ranch and this is currently the only non-dog area.

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## ***LANDSCAPE INSPECTION***

June 1 – October 10, Melody Ranch Landscape Review Committee will be holding landscape inspections. Please fill out the Landscape Review Committee Checklist (found on [www.melodyranchhoa.com](http://www.melodyranchhoa.com) website) and submit it to Grand Teton Property Management. Please look for the landscape deposit list on the website to see if you still have a deposit that needs to be returned to you.

\*Rocks (above pavement) are not allowed within 2 feet of the road\*

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## ***PAYMENT FOR HOA DUES***

Paying your fees has never been so easy. Make phone payments 24/7, set up automatic withdrawal or make a payment with ACH (E-Check). Grand Teton Property Management sent information on this last month. Contact our office if you need another copy.

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## ***RULES & REGULATIONS***

Melody Ranch Board of Directors adopted the Rules & Regulations for the homeowners as a quick reference of the CC&R's and the Design Guidelines. The Rules & Regulations are not new rules, just simplified version. Please continue to use the Rules & Regulations as a reference. If you have a special circumstance that would require a special request, please contact GTPM.

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## ***SPEED LIMIT - 15 MPH!***

All roads within Melody Ranch have a speed limit of 15 mph. The neighborhood has a lot of children riding bikes and skateboards, and just running around having fun; PLEASE be conscious of your speed.

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## ***DATES TO REMEMBER***

Every third Tuesday of each month the Board of Directors meets.

Every second Thursday the Architectural Review Committee meets. All items need to be turned in 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.

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## ***SPEED BUMPS***

Melody Ranch HOA will be installing two new speed bumps. One will be located on Polo Pony and the second one will be located on Sandy Creek Lane.

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## ***ROAD REPAIR***

Melody Ranch HOA has contracted Hunt Construction to do road repair within Melody Ranch. Work is planned for the third week in June. Painting and striping of roads will take place soon after.

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## ***STORAGE AREA***

Melody Ranch HOA cleaned up the storage area. Please remember the storage area is to store trailers, boats, campers, snowmobiles etc. It is NOT to store lumber, bikes, lawn equipment, snow blowers etc. The Board is hoping the gates will be put up in the next few weeks. GTPM has sent out the combination for the lock. Please contact GTPM if you would like a storage spot.

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## ***YARD SALE SIGNS***

Please remember to take your signs down after your yard sale.