

- Melody Ranch HOA -

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PUBLIC ACCESS VS. HOA ONLY ACCESS

With some changes over the last few years in Melody Ranch, The Board of Directors thought they should clarify what parts of Melody Ranch HOA allow public access versus access only to HOA membership. Below is a list for clarification:

Chickadee Circle Park – A private HOA park
Open Space and Ponds – Use by HOA members only.

Mailboxes – for Melody HOA members use only.

Pathways – Public access allowed.

Munger View Park – County owned
Neighborhood Park with public access.

Glory View – These townhomes have all rights of other Melody Ranch owners

Sage Meadows – are not members of our HOA, do not have use of open space, ponds, mailboxes or Chickadee Circle Park.

“SALES OFFICE”

The Board of Directors is looking for a few homeowners who have a construction background to evaluate the condition of old “Sales Office” building to see if it’s worth saving. As part of transition the association is receiving the building as is from the developer. The first step to considering whether it may fit a need for membership as a community center is to inspect its existing condition. Please contact Cynthia with GTPM at 733-0205 to set up a time to get inside the building.

TIPS FOR A GOOD YARD

Its springtime and that means time to get your yard ready for a fun summer. Time to clean up the yard, clear out last year’s growth, and set the stage for a green and flower filled yard this year. A few items to remember....

Lawn care - Be sure to apply fertilizer to your lawn. Fertilizer can be applied by itself or a weed and feed fertilizer can be put down to kill broadleaf weeds like dandelions. Keep your lawn watered. Watering during the heat of the day is less efficient than watering at night or early morning due to evaporation. Set the timers on your irrigation system to water light in the spring and fall, and heavier in the heat of the summer.

Weeds - We all have to keep weeds in our yards and flowerbeds in check. Pulling weeds is one way. Spraying weeds is another. Be sure to use the right spray for the job. Use a broadleaf killer in your yard that won’t kill grass, but does kill broadleaf weeds. Use the same in your beds only on weeds. Roundup is good in beds for spot applications, but never in your yard as it will kill the grass too.

Trees - Keeping your investment in your trees is important. Be sure to have your trees sprayed and fertilized to keep them healthy and strong. Several companies offer this service in the valley, or you can do it yourself.

Beds - Every few years, additional bark is needed to cover up your beds. Bark decomposes over time and fresh bark is needed to keep the beds looking good as well as to keep weeds out. Weed mat can help, but keeping a proper depth of bark works just as well and it looks great.

LANDSCAPE / DAMAGE DEPOSIT

Please take a look at the website to see if you still have a landscape/damage deposit - 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 deposits back. Please contact GTPM if you have any questions.

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. Grand Teton Property Management will be cleaning up storage the week of May 14th. Please be sure to clean your spot prior to May 14th, otherwise the non-storage items will be taken to the dump.

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.

LEISURELY WALK IN MELODY...

Grab a bag and perhaps pick up trash while you're out and about. Wyoming Landscape Maintenance Company will be doing a spring clean up this month, but this will also help reduce the amount of garbage on the side of the roads. Please remember to pick up the green poop bags and dispose of them. Please don't leave them in the street.

FIRES WITHIN MELODY RANCH

Please remember Melody Ranch HOA doesn't allow for any type of fires (burning of brush piles, open fire pit, burning of the open space etc.) within Melody Ranch - under any condition.

HOMEOWNERS WITH RENTERS

Please be sure to pass along the newsletters each month to your renters. Renters need to follow the rules and regulations of Melody Ranch.

HOA PAYMENTS

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

or pay online at:

<https://www.paymentservicenetwork.com/login.asp?accrt15968>

Be sure all emails are sent to:
info@melodyranchhoa.com

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

MARK YOUR CALENDAR....

Typically the Board of Directors meets the third Tuesday (May 15th) 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 (May 10th) 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.

VACANT LOT OWNERS PLEASE READ

Starting June 2012, Melody Ranch HOA will have Wyoming Landscape Company start spraying the 32 vacant lots for annual and noxious weeds. It will cost each vacant lot homeowner \$150 for 3 sprayings throughout the summer. The Board will give homeowners until May 30th, 2012 to opt out of this service. If a homeowner chooses to opt out, then the homeowner will need to send in a copy of a receipt showing their lot has been sprayed - and/or a commitment from them or a service provider to treat their vacant lots throughout the summer.