

Melody Ranch HOA



Volume 6, Issue 5

May 2014

SEHERR-THOSS MINING

Gravel pit season is approaching. In addition to being a nuisance, the Roger Seherr-Thoss gravel operation next door creates a potentially serious health hazard. The Melody Ranch HOA and its legal counsel are working to bring Mr. Seherr-Thoss into compliance with Wyoming Air Quality Regulations as well as a court order limiting hours of operation. Neighborhood participation is an important part of this process.

Mr. Seherr-Thoss, is in violation of the Environmental Quality Act and direct violation of DEQ Air Quality rules and regulations, has been crushing gravel without a valid permit for over 15 years. The DEQ is aware of this, yet has never monitored the site for compliance with its air quality regulations, nor has it measured the impact on air quality to surrounding neighborhoods. The dust this operation creates is dangerous. Fine particulate matter (10 microns and smaller) is incontrovertibly related to increases in cardiopulmonary disease, asthma, bronchitis, emphysema, pneumoconiosis and premature death in those with pre-existing conditions. Silica dust, common in processing sand and gravel, is directly linked to serious illnesses such as cancer and silicosis.

Mr. Seherr-Thoss' hours of operation are restricted to weekdays from 7am to 5pm. These hours have been violated in the past.

Complaints about air quality should be directed to Tony Hoyt: 307-332-3047 and tony.hoyt@wyo.gov Complaints about hours of operation should be directed to Tanya King: 307-332-3047 and tanya.king@wyo.gov Please first verify that the disturbance is coming from the pit (several new homes are going up in the neighborhood)

Email is best as it establishes a record of your correspondence. It's also best to keep a copy. The contact person in Teton County is Jennifer Anderson: janderson@tetonwyo.org

-Article Contributed by Kristine O'Brien

SEWER REMINDERS

Sewer overflows and backups can cause health hazards, damage to your home, and threaten the environment. With this in mind, there are several easy ways to prevent this from occurring at your home. Many times grease is washed into the plumbing system, usually through the kitchen sink. This can create problems as it sticks to the insides of sewer pipes and over time can block the entire pipe. The results can be both expensive and inconvenient: raw sewage can overflow into your home or that of your neighbor, a park or even the street. The potential contact you may have with disease-causing organisms and the operation and maintenance costs for clean up can be daunting.

Be sure to ask your family or any other person in your home to please refrain from flushing cleaning rags and cloths in the toilet. Even the disposable "flushable" cleaning cloths can cause trouble. Additional items that you do not want in your sewer system include fats, oils, grease, cooking oil, flammable liquids, egg shells, coffee grounds, disposable diapers and feminine hygiene products, floss, cat litter, toys, medications, and paint. For a more comprehensive list, feel free to contact Grand Teton Property Management.

SLED HILL

You may have noticed that there is now black mesh fencing around the sled hill on Balsam lane. We have roped off the hill in an effort for the hydro-seeding that we invested in last fall to "take" this spring. We ask that you not go on the hill while we it is fenced off. Please try and keep your children from climbing, sliding, biking etc on the hill until the grass and irrigation have been completed. Thank you in advance for your cooperation.



COVENANT CORNER

~ All household and maintenance items such as wheel barrows, ladders, lawn mowers, snow blowers, bins, etc should not be left in open view and should be stored within a closed area such as a garage and/or behind fenced enclosure or "out of sight" from the road and neighboring properties view . This is Tier One Violation, \$25 fine.

~ No buildings, structures, or improvements of any nature shall be placed, erected altered, or permitted to remain on any recreational open space area. This includes but not limited to the following: fencing (real or invisible), private landscaping (except with ARC prior approval), trampolines, storage sheds, etc. This is a Tier Three Violation, \$250 fine.

LEAK TESTING

Melody Ranch will be conducting leak testing throughout the entire neighborhood. These tests will be on May 19th and May 20th. This process may require you to have your water turned off for a period of time. We will send more information as it becomes available.

"NEXTDOOR"

Your neighborhood is using a private online network called Nextdoor. On the Nextdoor site, neighbors share community events, recommendations, items for sale, crime reports, ideas about how to improve our neighborhood and more. This is something that you and your neighborhood could benefit from. For more information, call Demerie at Grand Teton Property Management.

DID YOU KNOW?



May is a busy month in Jackson Hole as we get ready for the hustle and bustle of summer. May 10th is the annual town clean up and eco-fair. The 47th annual Jackson Hole Boy Scout Elk Fest is on May 17. Old West Days, the official kick off to summer, will begin on May 23rd. This year marks the 33rd annual celebration of this event known as "The Last of the Old West." People come from all around to delight in live music, theater, rodeo, food, the mountain man rendezvous and so much more. It is Jackson Hole's tribute to Memorial Day, our time to pay tribute to the brave men and women who have fought and died for our country. Enjoy these last quiet, peaceful days before summer kicks into gear.

EMAIL & SOCIAL MEDIA

Do you want your statements to be emailed to you? Would you like to be placed on the internal Melody Ranch email list? Are you interested in a private social media network specific to your neighborhood? If so, please be sure to contact Grand Teton Property Management with your current contact information. This will be used for Melody Ranch informational purposes only and will not be shared with other persons or third parties.

HOA PAYMENTS

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

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

Or, you can also opt to pay online at:
www.duespayment.com
(Service fees apply)

Please contact Tina Korpi or Demerie Northrop at Grand Teton Property Management to address any questions at: 307-733-0205

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, MAY 20, 2014

4:30

GRAND TETON PROPERTY MANAGEMENT

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON OUR WEBSITE: WWW.MELODYRANCHHOA.COM

ARCHITECTURAL REVIEW COMMITTEE

THURSDAY, MAY 15, 2014

4:00

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

ISD

JUNE 12, 2014, 5:00 PM

WELLS FARGO

IF YOU ARE INTERESTED IN THE IMPROVEMENT AND SERVICE DISTRICT COMMITTEE, THIS IS AN OPEN MEETING. MINUTES AND OTHER IMPORTANT ISD DOCUMENTS WILL BE POSTED TO THE MELODY RANCH WEBSITE FOR YOUR INFORMATION.