

# - Melody Ranch HOA -

Volume 1, Issue 6

NOVEMBER 2009

## **VALVE BOXES**

Melody Ranch HOA is having the domestic water control valve boxes cleaned. Jorgensen Engineers have found dog toys and lots of rocks in the boxes. Please do not let your kids play in these valve boxes. If there isn't access to the water valves, the HOA can't shut the water off as quickly in a state of emergency.

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## **STREET SIGNS**

Melody Ranch HOA is in the process of replacing two street signs (Melody Ranch Dr. & Palomino Dr.). Please remember that it cost the HOA money to replace these signs (\$149.00). If you saw anyone take these, please contact the sheriff's office.

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## **SNOW PLOWING**

Wyoming Landscape Contractors (WLC) will be plowing the roads at Melody Ranch. Please contact GTPM with any questions or comments with the snow plowing. WLC will only be sanding the bus intersections. WLC will be maintaining winter access to all fire hydrants and internal pathways. Snow removal from homeowner's driveways should not be put in the street.

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## **LANDSCAPE INSPECTIONS**

Landscape inspections are done until June 1<sup>st</sup>, 2010. Thank you to the three volunteers who did the inspections. They did a great job!!! Please look at the website to see if you still have a deposit in the account.  
[www.melodyranchhoa.com](http://www.melodyranchhoa.com) - homeowner information - landscape deposit.

## **REMINDER....**

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?acct15968>

Be sure all emails are sent to:  
cwiley@wyom.net

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

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## **MARK YOUR CALENDAR.....**

Typically the Board of Directors meets the third Tuesday (November 17<sup>th</sup>) of each month at 5:00. Please call GTPM for the exact date and time, as they are sometimes moved to accommodate people's schedule.

Every second Thursday (November 12<sup>th</sup>) of each month the Architectural Review Committee meets at 4:30. 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.

All homeowners are welcomed to attend the meeting.

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## **COVENANT CORNER**

From the Rules & Regulations

- ❖ Holiday decorations including Christmas lights, wreaths and garland should be removed in a timely manner after the holiday has passed. Christmas lights shall be allowed Thanksgiving Day until February 15th.
  - ❖ Trailers, boats, RV's, and inoperable vehicles or any kind are not permitted to be parked in driveways, in yards or on the street at any time. These may be stored on properties as so that they are never visible by neighboring properties, i.e.: in garages. There is storage available at the East storage facility through the Homeowners Association (HOA) for \$10.00 or \$20.00 per month depending on the size of the storage spot needed. **Please see Article 5 - 5.6 in the CC&R's.**
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### ***DIRECT LIGHTS***

As we head into winter and we use outside lights more, we all need to be aware that Melody Ranch and Teton County do not allow direct lighting. Everyone should check their house to make sure they are not the offenders of the rule. If their neighbors have bright lights, they can let GTPM know so it can be corrected.

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### ***WATER QUALITY REPORT***

GTPM has had a few calls on Melody Ranch water. Please take a look at the latest published 2008 water quality report. It can be found on [www.melodyranchhoa.com](http://www.melodyranchhoa.com) - Homeowner Information - CCR's and other Documents - Melody Ranch Water Quality Reports. The report goes over the drinking water at Melody Ranch. The HOA does regular ongoing monthly water quality testing.

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## **NEIGHBORHOOD PARK**

The HOA Board met with the Parks and Rec Board a few weeks ago. Discussions are proceeding on the timeline for the completion of the park.

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### ***WEBSITE***

Melody Ranch HOA is currently working on getting bids for a new website layout. The feedback that GTPM has received is it is hard to find what you are looking for.

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### ***SUMMER FEEDBACK***

Please email Cynthia at [cwiley@wyom.net](mailto:cwiley@wyom.net) with any feedback on this past summer's independent contractors performance. Please let us know how the mowing went, sprinkler times, tree care and other issues.

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### ***HEAD GATE REPLACEMENT***

The head gate near Kestrel Lane has been replaced. The cost to replace the head gate was \$2,932.50. The HOA spent nearly \$3,500.00 total with the temporary fix and the permanent fix. Unauthorized tampering with this head gate caused it failure and need for replacement. Please do not adjust the head gates. If there is a problem, please call GTPM at 733-0205.

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### ***STORAGE SPOTS***

Melody Ranch is currently out of storage spots. We are working on making a few new spots. There is a chance that if you have multiple spots, that we will ask for one back.

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### ***DOGS***

Thank you dog owner's for your efforts to abide by the rules & regs and in cleaning up after your pets. As the weather turns cold, please do not let your pets run loose during the winter. Wildlife (particularly moose) seem to frequent the subdivision during the winter months. Please be mindful of this fact with children and roaming dogs.