

- Melody Ranch HOA -

Volume 3, Issue 11

November 2011

BUS STOP PARKING

A safety issue had been brought to the Board's attention on Melody Ranch Drive. Parents are driving their kids to the school bus stop and parking while they wait for the bus. This creates an unsafe condition near the bus stop. Children tend to run around and play while waiting for the bus and with the number of cars parked in the vicinity, cars traveling through may not see a child running out into the street until it is too late. Also, with parents parking on both sides of the street, it effectively becomes a single lane road. Traffic accidents could occur or emergency vehicles may not quickly get through.

In addition to the safety issues, cars being parked on the side of the road have damaged or destroyed the grass and the sprinkler heads. Repairs will be costly to the HOA.

Please do not park on the grass or the roadway when dropping your child off at the school bus stop. Either drop them off and leave or walk them to the bus stop.

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 stop 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.

VACANT BOARD POSITION

David Quinn, in order to facilitate the transition of control from the developer to the association, is resigning immediately which leaves one board slot to be appointed by the remaining board members till our March annual meeting. The board would like interested owners willing to serve to call or email Cynthia. Please provide a few sentences about why you want to serve and any skills you could bring to the board. In March all three developer appointed board slots will be elected HOA slots. This will bring the board in March to a fully five member association elected board. Dave Kaufman's elected term is up in addition and he will not be running again. So we will be electing four board members for staggered 1, 2 and 3 year terms in March. Bob Hammond who has served "technically" in a developer appointed slot - wishes to continue on the board so will run for one of the new elected slots. We also hope the immediate slot that will appoint at our next monthly meeting on November 15 by the board - is a good fit and will seek to run for a formal elected slot at the March meeting.

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 and elk) seem to frequent the subdivision during the winter months. Please be mindful of this fact with children and roaming dogs.

TRANSITION NEARING COMPLETION

As many of you may know, the HOA Board and the developer of Melody Ranch, MRDN Corp., have been working toward the eventual turnover of ownership and control of the Melody Ranch subdivision, including ownership and control of the Melody Ranch recreational common area, water and sewer systems, roads, and voting control for all director positions on the Board. We have made good progress during this transition period and hope to achieve a complete turn over by the end of this calendar year.

Two of the items remaining on our list with the developer are (1) the formation of the Melody Ranch Improvement and Service District (ISD), and (2) the formal abandonment of certain surface water rights that once irrigated the areas under the Melody Ranch residential lots. The Board believes that it is in the interest of all Melody owners to complete these two items. All owners will be soon receiving a packet explaining these items along with a petition for organization of Melody Ranch ISD and consent to petition for voluntary abandonment of certain water rights.

An ISD is a governmental entity governed by an elected board, which has a variety of powers including the powers to provide water and sewer services, to establish and maintain roads, as well as to provide general subdivision control. It has the ability to access grants and low cost loans which the association does not – so is in the financial best interest of all owners to form and transfer major infrastructure to.

In the next few weeks we will successfully be receiving outright ownership of the open space lots, the open space irrigation system and two irrigation wells, the sewer conveyance system and deed to all of our roads. The culinary water system including two culinary wells, pump house and transmission lines - due to remaining unresolved issues – will not be transferred at this time. Upon the eventual formation of the ISD – the roads, sewer and once transferred to us the culinary water system, will be transferred to the ownership and management of the new ISD.

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?acct15968>

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 (November 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 (November 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.

COVENANT CORNER

From the Rules & Regulations

Firewood is to be stored behind a fenced enclosure or "out of sight" from the road and neighboring properties view at all times. **Please see Article 5 - 5.6 in the CC&R's.**

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.