

- Melody Ranch HOA -

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MELODY RANCH PARK

Everyone in Melody is encouraged to contact the Teton County Commissioners and express their opinions about getting the park in Melody in the budget and built as soon as possible. There are two reasons for the need to contact the commissioners. First, there is a strong need for the park in the area. The nearest park for kids to play in is over in Cottonwood Park. Our kids need a place to play that does not require a road trip. Second, if the County does not complete the park by 2016, the money held in escrow from the developer for the park will be returned to the developer. The developer would rather see the park built, but they won't turn down the money due to the County's failure to get things done.

There is a lot of pressure on the County to reduce the budget and there are a lot of hands out wanting money for parks and other programs. The County is starting the budget process and this year is an election year. Now is the time for Melody owners to make their voices heard clearly that money needs to be budgeted for this park and action is needed. Our kids and families need that park now. Email your commissioners at commissioners@tetonwyo.org or leave a voicemail at 733-8094.

15 MPH SPEED LIMIT

Please be conscious of your vehicle speed through Melody Ranch Subdivision. The speed limit is 15 MPH. Please be sure to tell your guests and renters the speed limit in Melody Ranch.

LANDSCAPE / DAMAGE DEPOSIT

October 10th is the deadline to submit the form to request your landscape/damage deposit back for the 2010 season. There are still several owners that have not claimed their damage deposit from the HOA. If you don't know, feel free to ask GTPM at 733-0205 to find out if you can get your deposit back or visit the website at www.melodyranchhoa.com - homeowner information - landscape deposit. All that is required is that your house and yard be finished and meet the requirements that you agreed to when you built your house.

HOA PAYMENTS

Please do not leave any checks or correspondence for the HOA in the mailbox next to the old sales office. The sales office no longer processes HOA dues. 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
Be sure all emails are sent to:
info@melodyranchhoa.com

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

IRRIGATION & OPEN SPACE

Wyoming Landscape will be winterizing the irrigation system at the beginning of October. The annual mowing of the opens space has already begun.

IMPROVEMENT AND SERVICE DISTRICT

As part of transferring ownership of the open space and infrastructure (roads, water and sewer systems) from the developer to the homeowners association (HOA) – we are in the initial process of forming an Improvement and Service District (ISD) for our subdivision and two other small subdivisions that we provide water and/or sewer connections to. As our neighbors in Rafter J, Bar Y, Gross Ventre Butte and Teton Pines have done – the process would move our valuable infrastructure under the control of this to-be-formed ISD. Improvement service districts (ISD) give communities outside of municipal boundaries the opportunity to purchase, construct or repair road, sewer and water systems with a combined financial effort. An ISD establishes an authority that is responsible for these improvements. Decisions are made locally and in open meetings to allow public input and notification to property owners of the status of the district’s operation. The most important advantage of an ISD – is that it would have access to state and federal grant monies to replace and improve our infrastructure which the HOA does not. In addition ISD’s have the power to borrow money from the state at preferential low costs in order to finance a major repair or replacement program – if we found ourselves in that position. We have, and continue to, set aside capital reserves responsibly to preclude any future large assessment to replace or repair our major systems. Like Rafter J and other examples in the valley – the end result would be an elected HOA board and structure to administer the design guidelines, open space, conditions covenants and restrictions (CC&R’s) and other homeowner matters. An elected ISD then manages the owner’s infrastructure (roads, sewer and water) – the two entities will work hand in hand. Bottom line – we are currently only in the initial process as part of transition. Since the formation requires notification and voting by each and every lot owner to form a district – we are just taking this opportunity to alert membership that we have started the process.

MARK YOUR CALENDAR.....

Typically the Board of Directors meets the third Tuesday (October 19th) 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 (October 14th) 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.**
- ❖ Front porches are not to be used for storage. Patio/deck furniture is allowed in season however ladders, canoes, firewood, old appliances, etc. are not to be stored on porches. Grills are to be placed on back porches.

VALVE & WATER LINE BREAK

An underground water valve failed Friday, September 17th in the evening. Our contract engineers responded and were present to assist with locating the break. Glory View and part of Melody Ranch had no water from around 7:30 Friday night until 9:30 Saturday night. GTPM’s on call person was on site assisting and letting homeowner’s know what was going on. Jorgensen Engineering contracted excavation to Westwood Curtis. The excavators damaged the main while excavating the failed valve. The valve failure was caused by the bolts in the valve corroding – normal wear and tear. Both the main and the valve repairs were completed on Monday once replacement parts arrived. Our contractors will reclaim the area in two weeks to allow the ground to settle due to wet conditions caused from the break. Please call GTPM if there is an emergency in Melody Ranch – 307-733-0205.