

# Melody Ranch HOA



Volume 6, Issue 10

October 2014

## HELP WANTED



Nancy Hoffman has resigned from her position on the Melody Ranch Board of Directors. As such, there is an opening that is available to any homeowner in Melody Ranch who may be interested in volunteering their time. The board will appoint an owner to finish out the remaining term which is set to expire in March of 2015. The board is requesting interested owners to call or email for this upcoming vacancy. We have a great board and a tremendous responsibility to owners in directing our HOA. The board of directors meets on the 3<sup>rd</sup> Tuesday of every month. These meetings tend to last between 1 ½ - 2 hours. In addition, there tends to be communications which will require your timely response throughout the month concerning various issues that may arise. We welcome any homeowner with special skills, experience or perspectives that would complement the current board. We expect this position to be appointed at the next board meeting - on October 21<sup>st</sup>. If you are interested in joining the board for the remainder of Nancy's term or have questions, please email Demerie at Grand Teton Property Management.

## NEW ISD

### WATER AND SEWER OPERATOR

The Melody Ranch Improvement and Service District is pleased to announce that upon the final transfer of ownership from the developer, it has hired Rendezvous Engineering to handle the water and sewer operations for Melody Ranch. Homeowners will not see any difference or change as we transition from Jorgensen Engineering to Rendezvous. If you have any questions or comments about the water and sewer services in Melody please contact Demerie at Grand Teton Property Management.

## ISD ELECTIONS

As you may know, the Melody Ranch Improvement and Service District (ISD) will be conducting elections this coming November. Please look for your ballot to be sent to you by mail. While the three board members whose terms are expiring are running again without opposition, we do appreciate the time you take in completing your ballot and submitting it. Should you have any questions, feel free to contact Demerie at Grand Teton Property Management.

[WWW.MELODYRANCHHOA.COM](http://WWW.MELODYRANCHHOA.COM)

We hope that you spend a few moments on the HOA's website from time to time. It is frequently updated with the latest from your neighborhood. Aside from board and annual meeting minutes, you will find information about the covenants and design guidelines, monthly newsletters, recent communications (including the recent rental resolution, letters about the mining operations, water testing etc), ISD information and more.

## OPEN SPACE TREE UPDATE

Three mature trees were destroyed in our open space on the north side of Melody Ranch. One mature spruce was chopped down and removed. Two mature spruces were saw cut around their base and a fuel such as gasoline was discovered in the soil poisoning these trees, surrounding grasses and killing a larger cottonwood next to these trees. One of the mature spruces that was saw cut at its base is struggling to survive and the other two trees (one spruce and one cottonwood) have now died. The HOA will replace these three trees with trees of the same species and similar size. The HOA is also investigating four other smaller aspens that were killed by saw cutting and chopping their bases in the same general area.

## 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 a tier one violation.

~ Vehicle Parking. All vehicles shall be parked in designated parking spaces on the lot or the spaces provided therefore on multiple dwelling lots. No more than two vehicles may be parked in driveways for extended periods of time. No vehicle may be parked on any street within Melody Ranch or on any yard or common area on individual or multiple dwelling unit lots. This is a tier two violation.

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## RV STORAGE

Just a quick reminder to those of you with a storage space in the Melody RV lot that there are quite a few homeowners who are on the waiting list for a spot. If you do not need your space anymore, please notify GTPM so we can pass it to the next family. Also, please keep in mind that the storage area is intended for recreational vehicles and trailers; it is not to be used to store trash, construction equipment, yard gear etc. Please see the storage rules and regulations for a more comprehensive list.

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## DID YOU KNOW?

October was originally the eight month of the Roman calendar. It comes from the Latin word "octo" meaning eight. It became the tenth month when January and February were added to the calendar. October is the month of leaves changing, the first snow, scares and ghouls. What's more is that October is National Breast Cancer Awareness Month, National Chili Month. With 93% of children in America going trick-or-treating, be especially aware on Friday, October 31 as you drive through the neighborhood for all of the little superheroes and goblins that may cross your path. If those little costumed bodies belong to you, remind them to carry a flashlight and to be aware as they run from house to house.

## CLARIFICATION

In the last newsletter there was a mention in the Covenant Corner about the rule concerning trees and landscaping. The verbiage of this rule states: "No trees or bush growing on any Lot shall be felled or trimmed nor shall any natural areas be cleared, graded or formal lawn areas constructed, or landscaping performed on any Lot without the prior written permission of the ARC." This rule refers to Article 7 in the CC&R's and relates directly to restrictions on open space areas. This does not apply to trees and bushes in your yard.

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## 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](http://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

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## CALENDAR OF EVENTS

### BOARD OF DIRECTORS MEETING

TUESDAY, OCTOBER 21, 2014

4:30 AT GRAND TETON PROPERTY MANAGEMENT

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON OUR WEBSITE: [WWW.MELODYRANCHHOA.COM](http://WWW.MELODYRANCHHOA.COM)

### DESIGN ADVISORY COMMITTEE (FKA ARC)

WEDNESDAY, OCTOBER 16, 2014

1:00

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

### ISD

NOVEMBER 24, 2014

5:00 AT 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.

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## WYOMING DEQ GRAVEL MINE AIR QUALITY PERMIT

The Wyoming Department of Environmental Quality (DEQ) plans to issue an air quality permit for the Roger Seherr-Thoss gravel operation adjacent to our neighborhood. We have an opportunity to participate in the process so that the permit includes mitigation measures to ensure cleaner air and effective regulation. The more of us who write in, the better chance we have of a favorable outcome for our neighborhood. We have until October 24 to submit written or faxed comments.

On Monday, September 22, our HOA attorney, Nicole Krieger, and HOA board chair, Rich Bloom, presented verbal requests for modifications to the air quality permits being reviewed by the DEQ at the public hearing held in Jackson. They provided focused comments on additional mitigation and monitoring that will ensure that the proposed crushing and screening equipment is compliant with state air quality regulations. This is to ensure safe air quality and that emissions are properly controlled.

The mine has been operating without the required air quality permits for the last twelve years. We have been requesting that it be brought into compliance with Wyoming air quality regulations and the state has now required Mr. Seherr-Thoss to obtain an air quality permit for his gravel operation. Upon expert review of the permit application, we have requested specific modifications to it to

further reduce potential harmful air pollution as well as constrain the operation to reasonable hours. On September 25 we submitted a detailed letter (posted on our web site) reiterating our requested modifications.

Our requests for improvements to the draft air quality permits include:

1. Request that the operation be constrained to 8:30am – 4:30pm Monday through Friday.
2. Requested additions and modifications to several conditions that will ensure safe air quality and proper control of potentially harmful emissions.
3. Requested modifications to assure that the conditions and restrictions will be effectively monitored and enforced by the agency.

DEQ division director, Steve Dietrich, and two other DEQ administrators came from Cheyenne to attend the hearing. They were impressed by the expert analysis we provided. They encouraged us to follow-up by having affected neighbors submit written comments supporting our detailed recommendations.

Written Comments should be sent by US Postal  
Mail to:

Steven A. Dietrich, Administrator  
Division of Air Quality, Department of  
Environmental Quality  
122 W. 25th Street  
Cheyenne, Wyoming 82002

Or by FAX to (307) 777-5616.

Comments submitted by email will NOT be  
included in the public record.

All comments received by 5:00 p.m., Friday,  
October 24, 2014, will be considered in the  
final determination on this application.

Key Points to Cover:

- Please reference permit AP-16592
- That you support the Melody Ranch HOA modifications to the air quality permits detailed in Nicole Krieger's letter to Mr. Dietrich on September 25 and also delivered in verbal testimony at the hearing on September 22.
- Where you live and a few words about why ensuring safe air quality is important to you and your family.
- A few words about why limiting hours of operation will maintain the quality of life that you enjoy in Melody by constraining noise and truck traffic to reasonable hours and days of the week.
- Make sure to sign the letter even if you chose to FAX it in.

This is our only opportunity to positively affect the air quality permit for many, many years. The additional measures we have recommended will not unduly burden the operator or DEQ, but will allow for meaningful regulatory procedures to be put in place to ensure compliance. Our modifications will help assure that the air we breathe remains safe and meets all applicable state standards and that if there are instances of non-compliance, that DEQ will take action.