



Melody Ranch Homeowners Association

Volume 7, Issue 10

October 2015

WINTERIZING YOUR LAWN

As we enter and prepare ourselves for winter, we sometimes forget about our lawns. Fall lawn maintenance is very important in building up a plant's tolerance to damaging temperature fluctuations and disease. Be sure you skip pruning during the autumn. This common gardening practice can be harmful to your outdoor space in the colder months. You should refrain from cultivating new growth that will only get destroyed during winter (causing more labor for you in the spring).

Autumn is the most crucial time to fertilize your lawn. The cool fall days slow the plants growth as it starts to store nutrients for the upcoming months. By adding potassium and nitrogen to your yard in the fall, the grass is ready to receive the nutrients and increase its resistance to damaging diseases. Aeration in the fall allows for the infiltration of fertilizer nutrients, sunlight and air into the roots. This allows for improved root growth and the storage of more nutrients and water necessary to improve the lawn's health and stress tolerance resulting in a higher quality lawn next summer.

For your final mowing of the year, lower your mowing height to ½ inch below your summer height to prepare the foliage for winter and avoid damage from disease. If you can leave the mulch clippings on the lawn it will protect the grass and provide valuable nutrients. It is important to remove all large piles of debris that cannot be mulched. These large piles provide a home to damaging disease organisms. Further they cannot break down quickly and will damage the lawn by suffocating it. Cover your flower beds with burlap to provide extra protection during chilly winter months. To keep your small plants, garden herbs and tender bulbs fresh and alive, plant them in small pots and continue to grow them indoors. Be sure you prep all of your water systems. Shut off all outdoor water systems completely by turning off the water supply at the shut off valve and allow enough time for drainage to avoid damage to your pipes. Not only should you bring in any hoses or sprinklers, but you should also open the outdoor spigot to drain any remaining water from the line. Be sure to cover your faucets with a faucet cover.

Late fall is a great time to clean out gutters to avoid damage to your home. Remove leaves and twigs from your gutters, and then use a hose to flush out the gutters after you're done cleaning. This will complete the job and show you if you have any leaks that need to be repaired before snow flies.

BEARS

As the leaves on the trees change and fall descends upon the valley we would like to remind everyone of the importance of being aware of bear conflicts, especially in light of the recent grizzly capture only a few miles from Melody Ranch. While this young male bear was relocated to the East entrance of Yellowstone, please remember that we live in bear country and need to stay bear aware.

We have been asked to remind residents not to put their garbage out the night before pickup and to store garbage and bird feeders properly as per Teton County regulations. The Teton County Land Development Regulation applies specifically to bear conflict priority areas within the county, and officials are encouraging all residents to follow the regulations especially this year. Garbage is required to be stored in certified bear resistant containers or in a secure building or enclosure at all times. All bird feeders are to be hung with a catch pan, at least 10 feet from the ground, deck railing or patio and 4 feet away from any tree, post, or support structure.

Allowing bears to get a food reward conditions them to associate food with people, which may lead to dangerous or destructive behaviors. "By immediately reporting incidents, we can address the cause of the conflict and hopefully prevent it from happening again," says Boyce. "Public safety is always our highest priority, and if informed right away, we have more options in dealing with a problem bear. Boyce also expressed appreciation for those residents who are doing a good job of securing garbage and other bear attractants and calling early with bear sightings in developed areas to prevent potential conflicts from escalating.



CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, OCTOBER 20, 2015 AT 4:30

GRAND TETON PROPERTY MANAGEMENT

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON OUR WEBSITE:

WWW.MELODYRANCHHOA.COM

DESIGN REVIEW COMMITTEE

MONDAY, OCTOBER 19, 2015 AT 12:00

GRAND TETON PROPERTY MANAGEMENT

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

ISD

TUESDAY, DECEMBER 1, 2015 AT 5:00

WELLS FARGO

MINUTES AND OTHER IMPORTANT ISD DOCUMENTS ARE POSTED TO THE MELODY RANCH WEBSITE FOR YOUR INFORMATION.

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 about your neighborhood. Aside from board and annual meeting minutes, you will find information about the covenants and design guidelines, monthly newsletters, recent communications, ISD information and more.

HOA PAYMENTS

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

The Meadows of Melody Ranch

PO Box 4337

Jackson, WY 83001

Or, you can also opt to pay online at:

www.duespayment.com

(Service fees apply)

Or, as a second option:

<https://www.paymentservicenet.com/login.asp?acct15968>

Keep in mind that your payment to the ISD must be made separately from your HOA dues. Please contact Tina Korpi or Demerie Northrop at Grand Teton Property Management to address any questions at: 307-733-0205 or send your email to: info@melodyranchhoa.com

COVENANT CORNER

~ 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. Please note that futons do not fall under the category of patio furniture and should not be placed on porches at any time. Grills are to be placed on back porches, with the exception of a home not having a back porch. This is Tier One Violation, \$25 fine.

~ Wildlife Protection. It is recognized by the Association and the purchasers or Owner of any Lot within the Property, that many wildlife species live on or migrate through the Property during various times of the year. Please respect seasonal limitations on use and do not harass the wildlife. This is Tier One Violation, \$25 fine.

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 still 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.

DID YOU KNOW?

Autumn marks the transition from summer into winter. It is a beautiful time of year with crisp air, colorful leaves and a harvest of plentiful vegetables. The days get shorter and leaves begin to fall from the trees. When leaves change color in the fall they are becoming their true color. In the summer the chlorophyll (which is how the leaves receive nourishment from the sun) takes over and causes them to turn green and hide their color.

Photosynthesis stops in the cooler weather allowing the beautiful vibrant colors to show. Due to cooler temperatures you sleep longer and are more naturally likely to fall in love. October is generally known as a month of haunts, scares and ghouls, colorful foliage and the first snow of the year. Did you also know it is National Chili Month? Most exciting for many, however is the celebration of Halloween. With 93% of children in America going trick-or-treating, be especially aware on Saturday, October 31 of all 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. Have a wonderful October!