

- Melody Ranch HOA -

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VACANT LOT OWNERS PLEASE READ

Starting June 2012, Melody Ranch HOA will have Wyoming Landscape Company start spraying the 32 vacant lots for annual and noxious weeds. It will cost each vacant lot homeowner \$150 for 3 sprayings throughout the summer. The Board will give homeowners until May 30th, 2012 to opt out of this service. If a homeowner chooses to opt out, then the homeowner will need to send in a copy of a receipt showing their lot has been sprayed – and/or a commitment from them or a service provider to treat their vacant lots throughout the summer.

HOA WEBSITE

Remember to bookmark our web site at:
WWW.MELODYRANCHHOA.COM

The website is a great tool to stay informed. The HOA Board updates the website on a regular basis. Please check the recent/formal communications to stay updated on the HOA/Developer Transition, along with other important issues.

JACKSON HOLE MARATHON

On Saturday, September 24th from 8:30 – 10:15 there will be runners on the roads in Melody Ranch participating in the Jackson Hole Marathon. This is a onetime accommodation due to the bridge replacement along South Park Loop Rd. All roads will remain open within Melody Ranch. Runners will enter the subdivision on Melody Ranch Dr. and head north on the pathway, head west on the pathway to Melody Creek Dr. crossing Flat Creek, turn left on Melody Creek Dr. and then head south back to South Park Loop.

CHIP SEAL UPDATE

The home owners of Melody Ranch have a substantial investment in the roads throughout the subdivision. The reason the roads are chip sealed is to increase the life of the pavement. The oil and the aggregate work in combination to protect the asphalt from oxidization and “drying out”. The aggregate also provides a good coefficient of friction for skid resistance.

There are several other surface treatment alternatives that can be used on asphalt pavement as well, but none of them provide the longevity, durability and cost effectiveness as the chip seal does. It would be a disservice to the members of the HOA for the Board to have opted for a more expensive treatment that would not have been effective or long lasting.

Portions of Balsam and Melody Creek Lane, and Fallen Leaf and Sandy Creek, in their entirety, had been chip sealed about seven or eight years ago. Those areas were not addressed because that chip seal job remains 95% intact. There are some areas of missing chips on those streets; the results of winter plowing and sharp turning movements, but the performance of the treatment has served the neighborhood well.

The Board, along with most neighbors, was frustrated with the contractor’s delay in picking up the excess chips. The Board was also disappointed in the quality of the transverse and longitudinal seams. Large ridges and bumps should not have been left after the sweeping was done. The Board has contacted the contractor and expressed their disappointment with certain aspects of the job. In response, the contractor sent a crew to smooth out these areas and also did another sweeping of the roads late last month.

With a few months of traffic driving on them and after a winter of plowing, the road surfaces will smooth out a bit. Please be patient and thank you for your understanding.

*BACK TO SCHOOL
WEDNESDAY, AUGUST 31st*

*PLEASE BE AWARE OF THE CHILDREN
IN THE MORNING AND AFTERNOON*

*DRIVE SLOW... ..
SPEED LIMIT IN MELODY RANCH
15 MPH*

