



# Melody Ranch Homeowners Association

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## CRAWL SPACE FLOODING

Water in crawl spaces has always been a common occurrence in Melody Ranch. It is due to the combined effect of neighboring ranches flood irrigating along with the spring/summer melt of snow into our water table. Valley ranches have been flood irrigating for a long time and it is part of life in this part of the valley. A side effect of this is a rise in the water table in the general area. Should you experience rising water on your lot or in your home, it is recommended that you get a sump pump and pump the water into the nearest irrigation ditch or pond. It would be best to hire a licensed plumber to install the sump pump. They will know how to do that correctly – and legally. It is illegal to pump sump water into the sewer system. Our pumps cannot handle the extra capacity and, in addition, the Town does not want to process sump water along with sewage. The added capacity creates needless cost to the Town. When found, an illegal connection will be charged by the ISD for the cost of discovery and any damages caused to our systems which can run into the thousands of dollars. Please check to see if a previous owner or plumber has hooked your sump pump up to the sewer system and take corrective action if necessary. If you are pumping water onto your lawn or a neighboring empty lot or nearby open space, the water is seeping back into the ground, rejoining the water table and cycling back into your crawl space. To get ahead, you must pump it to an irrigation ditch or pond.

In an effort to maintain consistency, we would ask homeowners to be sure that in burying these lines to the ponds and ditches that the area is put back to its original state. Please “leave it like you find it.” All proposed work must be submitted to the HOA Board for approval prior to any work being done. In addition, we would ask you to submit records of the work you have done and the materials you have used to Grand Teton Property Management to place in your lot file. Feel free to contact Demerie with any questions you may have about this process. Thank you for your cooperation in this matter.

## ISD BOARD POSITION OPENING

The Melody Ranch Improvement and Service District would like to send a huge thank you and best wishes out to Jim Gute. Jim is moving from Melody Ranch and will be vacating his seat on the ISD Board. The board will need to appoint a replacement in the next few weeks and are looking for willing volunteers who interested in the management of our biggest and most costly assets – the water system, sewer system and roadways. If you are interested in filling in for the remainder of Jim’s term, please contact Demerie at Grand Teton Property Management.

## BEFORE YOU MAKE ANY CHANGES...

We wanted to send you a quick reminder about making any alterations to your home. If you are at the point where your house needs a makeover, please do not forget to contact Demerie at Grand Teton Property Management first. Whether you are going to repaint or stain your house a different color, add a deck or fence, build an addition, or make some other change to the exterior of your home, the Melody Ranch Design Review Committee must first approve your plans. By submitting your ideas and designs in advance, it will avoid potential problems or complications. If you are simply restaining your house or fence the same color, or doing work on the interior of your home, this is not something you need to submit. Please contact us if you have any questions or submissions for the DRC.



# CALENDAR OF EVENTS

## BOARD OF DIRECTORS MEETING

TUESDAY, JUNE 21<sup>ST</sup>, 2016 AT 4:30

GRAND TETON PROPERTY MANAGEMENT

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

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

## DESIGN REVIEW COMMITTEE

THURSDAY, JUNE 16<sup>TH</sup>, 2016 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

FRIDAY, JUNE 24<sup>TH</sup>, 2016 – THIS WILL BE THE ANNUAL BUDGET MEETING

WELLS FARGO

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

## EMAIL

Do you want your statements to be emailed to you? Would you like to be placed on the internal Melody Ranch email list? If so, please be sure to contact Grand Teton Property Management with your current email address. This will be used for Melody Ranch informational purposes only and will not be shared with other persons or third parties. Please add GTPM to your safe sender list to ensure delivery of our emails to you.

## 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:

<https://www.paymentservicenetwork.com/login.asp?accrt15968>

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](mailto:info@melodyranchhoa.com)

# 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, \$25 fine.  
~ Exterior Fires. There shall be no exterior fires whatsoever except barbecue fires contained within designated receptacles, i.e.: grills. This is Tier Four Violation, \$300 fine

## SOCIAL MEDIA

In addition to the Melody Ranch HOA website, there are two additional options to find out about your neighborhood on the internet. In addition to the NextDoor website which is a private online network available to owners and residents of Melody Ranch, there is also a Facebook page devoted to Melody Ranch: [www.facebook.com/Melody-Ranch-Jackson-WY-569874716390530/](http://www.facebook.com/Melody-Ranch-Jackson-WY-569874716390530/)

If you would like any information about accessing either of these outlets, please contact Demerie at Grand Teton Property Management.

## DID YOU KNOW?

June marks the official beginning of summer and is the month with the longest daylight hours of the year. June is named after Juno, the goddess of marriage. Perhaps that is why it is the most popular month for weddings. The birth flower for the month is the honeysuckle which traditionally stands for bonds of devotion, love, fidelity and generosity. If your birthday is in June you are known to be generous and calm. Giving to others brings you a sense of purpose and satisfaction. Your Zen-like demeanor puts others at ease as you like to live one day at a time. In the United States we celebrate Flag Day on June 14 and honor dads on June 19<sup>th</sup>. June is candy month – what better excuse to go ahead and indulge that sweet tooth. Thankfully, you can balance the sweets with some more healthy choices, as it is also Fresh Fruits and Vegetables Month. Since we are now in the swing of summer, be sure to take time to play and take advantage of the wonders and beauty that Jackson Hole provides. What a beautiful playground we live in – enjoy!