

# Melody Ranch Homeowners Association



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## ISD HAPPENINGS

At the public meeting held by the Melody Ranch ISD on October 18, 2017, Nelson Engineering presented their proposal on the water supply and system improvements project which will be presented in November to the Wyoming State Investment Board. At this meeting the ISD will present a project which will total around \$1.7 million in the hopes that the Wyoming Water Development Commission will give the Melody ISD a grant at 67% with a loan on the additional 33% on all eligible components. This loan would total, at most, \$886,914 at an interest rate of 2.5% over a 20-year period. This will cost homeowners in a worst-case scenario about \$13.74/month.

The proposed improvements will include repairs to the distribution system to fix leaks and complete meter installation; drilling a third well to provide an additional redundant supply; construct a transmission line from the new well to the storage tank; upgrade the existing wells with larger pumps and motors; install new booster pumps, motors and VFDs in the booster pump station; and replace isolation valves at risk of failure from corrosion. The purpose of the project is to provide the Melody Ranch community a more reliable, redundant water supply; give additional capacity to meet demand; provide more efficient system operation with reduced power costs; reduce the amount of water lost due to leakage; and reduce the potential for damaging water main breaks.

The existing system has worked well since being built over 20 years ago. In that time there have been changes and improvements making replacement parts difficult to find when repairs are needed. Some equipment needs to be replaced with a more efficient alternative. As the neighborhood continues to expand and is nearly built to capacity a third well is needed to meet the needs of the residents. This will also increase operational flexibility of the system and reduce wear on components.

If you have any questions or comments, please feel free to contact Grand Teton Property Management. The final summary report has also been posted on the website as well.

## VANDALISM

The Melody Ranch Sales Office recently experienced some vandalism. The police were called when a window was discovered to have been smashed. It would appear that someone had been spending time within the building. We would ask all homeowners to keep an eye open for any suspicious behavior or damages that you may see around the neighborhood.

## HELP WANTED

Do you feel like lending a hand or some expertise on one of the committees within Melody Ranch? We are currently seeking interested and available homeowners who would like to be involved on the Board of Directors, the Design Review Committee or the Landscape Review Committee. Please contact Demerie at Grand Teton Property Management for additional information.



## RV STORAGE

The board of directors has been reviewing the storage lot in depth as the waiting list has exceeded to more than 50 homeowners. They have created three provisional spaces in an attempt to get some movement on the list. In addition, in the spirit of transparency the board is also posting the waiting list on the website at the end of the monthly board meeting minutes. If you are on the list and are curious about how much longer you have to wait, you can keep tabs monthly. As a quick reminder to those of you with a storage space in the Melody RV lot, there are quite a few homeowners who are still on the list waiting 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.

## 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 Tier One Violation, \$25 fine

~ Dogs are to be restrained or leashed within the community at all times. First Violation: If any animals are caught or identified chasing or otherwise harassing livestock, wildlife, people, vehicles or bicycles, the Board shall have the authority to have such animal or animals impounded, and shall assess a penalty against the owner of such animal or animals of \$250.00 plus all costs of impoundment.

## 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/](https://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?

Throughout history, November has been known as a somber month because it signaled the start of winter. It is the last month of autumn and people would spend the month storing up their harvest and preparing their food and homes in order to survive the winter. It is the month when farmers know whether they had a successful year or not. If everything was going well, the typical Thanksgiving feast, which was first celebrated in the US in 1621, would likely consist of boiled cod and lobster, roasted venison, goose and duck, boiled turkey, pudding of Indian corn meal with dried whortleberries, stewed pumpkin, and savory pudding of hominy. Today's feast has evolved to the point of nearly 91% of Americans consuming turkey that day -- that is nearly 46 million birds. If you have questions about your feast, feel free to be one of the 100,000 people to call the turkey hotline at 800-288-8372. That's a lot of turkey talk!



## CALENDAR OF EVENTS

### BOARD OF DIRECTORS MEETING

TUESDAY, NOVEMBER 21, 2017 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, NOVEMBER 16, 2017 AT 10:30

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 PUBLIC MEETING

MEETINGS ARE HELD AT GRAND TETON PROPERTY MANAGEMENT

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 and made payable to Melody Ranch ISD. This is for your home's water usage each month.

Please contact Tina Korpi or Demerie Northrop at Grand Teton Property Management with any questions: 307-733-0205 or send your email to: [info@melodyranchhoa.com](mailto:info@melodyranchhoa.com)