

Melody Ranch Homeowners Association

Volume 10, Issue 7

SLOW DOWN!

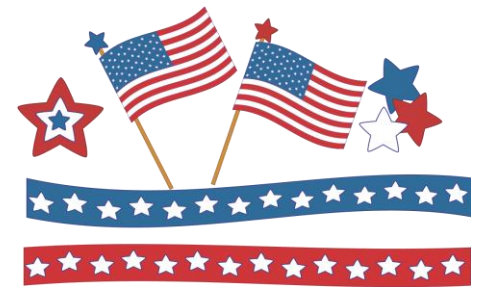
Homeowners....PLEASE slow down and pay attention to the posted speed limit in our neighborhood. We have so many people calling in to report vehicles driving at excessive speeds through Melody Ranch. We implore you to please heed the speed limit of **15 mph** and that you remind your teenaged drivers, guests and tenants of the same. There have been owners who have lost pets due to speeding vehicles and while that is a tragedy in and of itself, the kids that are outside are also at risk of being hit by a vehicle traveling too fast for this neighborhood. Please be mindful and use caution when driving your vehicle.

GROUND WATER PUMPING

Owners, please remember that the pumping of ground water into the sewer system is a violation of the rules for Melody Ranch ISD. The ISD has taken a hard line of this violation as the consequences of pumping into the sewer system instead of to an irrigation ditch or pond can precipitate a sewage spill by overwhelming our systems. Please note that if the sump pump from your home is connected to the sewer system it must be immediately stopped and rerouted. Contact Grand Teton Property Management for the correct procedures. Any home found pumping ground water into the sewer will be fined \$250 for the first offence - plus the cost of discovery which is already being assessed to violators. Thank you for your attention to this important matter.

ISD BOARD ELECTIONS

The Melody Ranch Improvement and Service District will be holding elections this fall. There are three positions that are expiring. The board is looking for a volunteer who is interested in the management of our biggest and most costly assets - the water system, sewer system and roadways. If you have an interest or expertise in any of these areas and are interested in participating with the Melody Ranch ISD please contact Demerie at Grand Teton Property Management no later than August 24th, 2018.



Upcoming Events

BOARD OF DIRECTORS MEETING

TUESDAY, JULY 17, 2018 @ 8:45 AM
GRAND TETON PROPERTY
MANAGEMENT

THE MINUTES FOR THESE MEETINGS
CAN BE SEEN ON OUR WEBSITE:
WWW.MELODYRANCHHOA.COM

DESIGN REVIEW COMMITTEE

THURSDAY, JULY 12, 2018 @ 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 BOARD OF DIRECTORS MEETING

WEDNESDAY, JULY 18, 2018 @ 12:00
GRAND TETON PROPERTY MANAGEMENT
CONFERENCE ROOM

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.

VOLUNTEERS

The Melody Ranch Board of Directors would like to thank the homeowners who have taken time out of their busy schedules to sit in and participate in the three various task forces that have been recently formed. The board is encouraged by the interest and participation of these homeowners on the Pond, Old Sales Office and Open Space Landscape Policy committees and look forward to hearing the suggestions and recommendations from them in the coming months. If you would like to jump in and participate, it is not too late. Contact Demerie at Grand Teton Property Management and she can put you in touch with the group of your choice. We value and appreciate the opinions and perspectives of this community and are thankful to each of these individuals.

ISD RATE INCREASES

As you may know, the Melody Ranch Improvement Service District is working on several large projects for the water system. As such the ISD needs to increase the water rates as well as the amount it collects from property taxes to pay for these improvements. Beginning with your July water bill, the water usage fee will increase from \$1.40 per 1000 gallons to \$1.50 per 1000 gallons. In addition, you will see an increase in your property taxes as well from \$350 per year to \$450 per year. Sage Meadows will see an increase from \$210 per year to \$310. If you have any questions about the ISD Budget, you can call Demerie at Grand Teton Property management or visit the website to review minutes and policies for the ISD.

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?acct15968>

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

DID YOU KNOW?

July, the hottest summer month in the Northern Hemisphere, is National Ice Cream Month, not surprisingly. Americans eat an average 20 quarts of ice cream a year. Vanilla is the most popular flavor, with chocolate coming in a distant second. The official color for the month of July is red. It is not uncommon for red theme parties to take place in the month complete with food that is suited for the theme: apples, tomato dishes, strawberries, watermelon, red velvet cake, chili, salsa, etc. It is no coincidence that the birthstone for the month is a ruby – the stone which represents contentment, love, passion and unity. We hope you have a happy and safe month of celebrating America's independence.

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/

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

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 & regulations for a more comprehensive list.

Covenant Corner

~ 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 Tier Two Violation, \$100 fine.

~ Zoning Regulations. No lands within the Subdivision shall ever be occupied or used by or for any structure or purpose or in any manner which is contrary to the Melody Ranch Final Development Plan as approved by the county Commissioners of Teton County, WY. This includes the provision of "**No Fireworks**". This is a Tier Four Violation, \$300 fine