

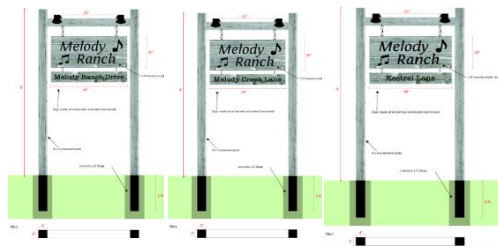


# Melody Ranch Homeowners Association

Volume 10, Issue 10

## HOA UPDATE

The HOA is in the process of installing three new entry signs at the main entrances to Melody Ranch. They will be placed in the center island along South Park Loop Road later this fall. These signs will be double-sided, solar lit signs.



Additionally, there will be 11 new spruce trees planted the first week of October along Melody Creek Lane and Balsam Lane to enhance that entrance to the subdivision.

## ISD UPDATE

The ISD has \$2,100,000 of repairs and major capital investments planned for water system improvements: construct a third supply well; replace and enlarge pumps in the two existing wells; construct and enlarge water transmission lines from wells for the increased well production; replace and update four outdated water pressure booster pumps and electrical control system; repair remaining critical water street valves.

Last year and this spring we received grants totaling \$1,200,000 from various programs offered by the state of Wyoming. On August 9 the Wyoming State Loan and Investment Board approved our loan application of \$829,300 at 2.5% per annum for twenty years for the remaining funding needed. It included loan forgiveness totaling \$140,500, which will not have to be repaid. The net effective loan is \$688,800. By having both an ISD board member and our system operator at the meeting in Cheyenne, we were able to secure \$58,000 more in loan forgiveness than we reasonably anticipated. That brings the total of state grants and loan forgiveness to \$1,340,500.

In September we completed a rigorous process to select an engineer to complete design, bid the various projects and manage construction. Local firms were invited to bid and we awarded a not-to-exceed contract to the lowest qualified bidder - our current system operators Rendezvous Engineering. Design will be completed this winter, bidding in the spring with construction lasting one year beginning next summer. We will also implement the remaining water street valve bolt replacement and cathodic protection this coming winter while ground water is at its lowest. Premature bolt failure due to corrosive soils has been the cause of periodic outages. Once this second phase is complete we will have replaced and protected at-risk bolts in all critical water valves.

## Upcoming Events

### BOARD OF DIRECTORS MEETING

TUESDAY, OCTOBER 16, 2018 @ 8:45 AM  
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, OCTOBER 11, 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, OCTOBER 24, 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.

# ISD BOARD ELECTIONS

The Melody Ranch Improvement and Service District will be holding elections this fall. There will be two positions that are expiring. Please expect to see a ballot arriving for you to vote for your ISD Board of Directors. Please be sure your current mailing address is on file with the Teton County Clerk.

## 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](mailto:info@melodyranchhoa.com)

## DID YOU KNOW?

Isn't it strange that October isn't the eighth month? In the old Roman calendar, it actually was as "octo" in Latin means eight. However, after January and February were added to the calendar it got moved to its current position as the tenth month. October is associated with the season of autumn as the leaves change colors and fall to the ground as cooler temperatures prevail. When leaves change colors they are becoming their true color as photosynthesis stops in the cooler temperatures reducing the amount of chlorophyll in the leaves. According to folklore, if temperatures are warm in October you can expect a cold February. Additionally, if the deer have a gray coat in October you can expect a hard winter. This is the only time of year when all four major sports are played in the United States with the conclusion of the baseball season and the start of hockey and basketball in addition to the NFL which is off to an exciting start to the season. 93% of American children go trick-or-treating, so please be mindful and watch out for all of the costumed kids as they scamper from house to house on Wednesday, October 31<sup>st</sup>; remind your little ones to be safe and carry a flashlight as they run through the neighborhood in search of their holiday treats. Have a wonderful fall!



## 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.

## 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

~ 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.

~ 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.