

- Melody Ranch HOA -

Volume 2, Issue 4

April 2010

SCHOOL VACATION SPEED LIMIT - 15 MPH!

Spring is upon us and the children are outside playing. Please be conscious of your vehicle speed through Melody Ranch Subdivision. The speed limit is 15 MPH. Please be sure to tell your guests and renters the speed limit in Melody Ranch. The board is considering contracting someone to enforce the speed limit.

ANNUAL MEETING

Thank you to all of the homeowners who attended the annual meeting. We are still seeing low attendance at the meeting. Rich Bloom was elected for a 3 year term on the board. The annual budget can be found on www.melodyranchhoa.com website.

ROAMING DOGS

Dogs are to be restrained / leashed within the community at all times. This includes while walking, running and bicycling on all roads and common areas within the community. Unrestrained dogs can lead to issues with wildlife and problems with other homeowners in the association. **Please see Article 5 - 5.5 in the CC&R's.**

Two homeowners almost got bitten while walking along the streets of Melody Ranch. The board continues to get numerous complaints about roaming and barking dogs. Please be a good dog owner and follow the rules of Melody Ranch HOA. Also, please continue to pick up after your pet.

Teton County Dog Catcher: 307-733-2331

MONTHLY BOD AGENDA

Thinking about coming to a Board of Directors Meeting? The Board will update the website www.melodyranchhoa.com - Board of Directors Business - BOD Meeting Agenda - the Friday before the meeting with the agenda.

WEBSITE

Please take a look at our new website -

www.melodyranchhoa.com

The HOA board and web designer Tracy Lamb have worked on this website over the last few months. The website will be updated monthly and GTPM will post any important information on this website (break-ins etc).

Melody Ranch also has a new email address:

info@melodyranchhoa.com

Please use this email address going forward.

PO BOXES

If any homeowner in Melody Ranch is currently paying the Post Office for your current PO Box, please contact Tami, the Postmistress to get a refund for the balance of your current contract. Homeowners in Melody Ranch should not at this time be paying for a PO Box.

PERSONAL TREES

Last summer the HOA stopped spraying homeowner's personal conifers. The HOA focused on spraying the trees within the open space (1756 trees). All homeowners are responsible for their own conifers and deciduous trees.

LANDSCAPE / DAMAGE DEPOSIT

Please take a look at the website to see if you have a landscape/ damage deposit still - www.melodyranchhoa.com – homeowner information – landscape deposit. There is \$77,000.00 that belongs to the homeowners. The board would like to see all of the homeowners finish their landscape and receive their deposit back. Please contact GTPM if you have any questions.

SPRING CLEANING

Please do not sweep dirt into the streets at Melody Ranch. The only sections that will be swept this spring are the entrances (Bus Stops) and intersection.

COVENANT CORNER *From the Rules & Regulations*

- ❖ Maintenance of the exterior of the dwelling by the owner shall include, but not be limited to, periodic staining/painting of wood siding and fences, and the landscaping maintenance of yards including weed control, watering and mowing as needed. **Please see Article H #2 in the Design Guidelines.**
- ❖ Domestic Animals. No domestic animals or fowl shall be maintained on any lot other than not more than two generally recognized house or yard pets. **Please see Article 5 - 5.5 in the CC&R's.**

NELSON INFRASTRUCTURE REVIEW

In November 2008 Nelson Engineering was retained by the HOA to review Melody's entire infrastructure (roads, water, sewer etc.) as part of our due diligence before accepting the transfer of these asset to the HOA. A copy of the final Nelson executive summary can be found on our website at www.melodyranchhoa.com. If you would like to review the complete final report, a copy is available at the GTPM office. This copy will remain at GTPM's office at all times.

HOA PAYMENTS

Please do not leave any checks or correspondence for the HOA in the mailbox next to the old sales office. The sales office no longer processes HOA dues. All correspondence and payments should be mailed to:

**The Meadows at Melody Ranch
PO Box 4337
Jackson, WY 83001**

All checks need to be written out to:
The Meadows at Melody Ranch

or pay online at:

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

Be sure all emails are sent to:
info@melodyranchhoa.com

Please contact Cynthia, Robbi or Tina at GTPM to address all inquires. They can be reached at 307.733.0205

MARK YOUR CALENDAR.....

Typically the Board of Directors meets the third Tuesday (April 20th) of each month at 5:00. Please call GTPM for the exact date and time, as they are sometimes moved to accommodate peoples' schedule.

Every second Thursday (April 8th) of each month the Architectural Review Committee meets at 4:30. All items need to be turned in by noon the Friday prior to the ARC meeting.

All meetings are held at Grand Teton Property Management located at 610 W. Broadway, Ste 203. Please let GTPM know if you would like to be put on the agenda.
