

- Melody Ranch HOA -

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STORAGE AREA & CHILDREN

Please do not allow children to play in and around the storage area. We've had numerous complaints from concerned homeowner's about this. The storage area is not an area for children to play.

Melody Ranch HOA has updated the Storage Parking Rules & Regulation form. Thank you for those who have filled it out and sent it back in. We need all homeowner's to fill this form out and send in updated photos and a copy of the registration. GTPM will send out the form to the homeowners who have yet filled it out.

The lock is missing at the storage gate again. If by chance you have it in your vehicle, please return it to the storage unit. Melody Ranch will be replacing the lock for the third time this year. Once the lock is back in place, please remember to shut the gate once you leave the storage area.

TIPS FOR YOUR LAWN

Please be sure you are watering your lawns. GTPM has come across a few lawns that are starting to burn. Please check your sprinkler heads to make sure they are hitting all locations on your lawn.

YARD SIGNAGE REMINDER

It is an election year but Melody Ranch HOA CC&Rs do not allow for any signs to be placed on a homeowner's property except for "for sale" or "for rent" signs (which shall not be larger than 18x24 inches).

LANDSCAPE / DAMAGE DEPOSIT

There are still several owners that have not claimed their damage deposit from the HOA. If you don't know, feel free to ask GTPM at 733-0205 to find out if you can get your deposit back or visit the website at www.melodyranchhoa.com - homeowner information - landscape deposit. All that is required is that your house and yard be finished and meet the requirements that you agreed to when you built your house.

FREQUENTLY ASKED QUESTIONS

Why did my water bill go up?

A: Homeowners are seeing an increase in their water bill due to their water usage going up from watering their lawn. Homeowners do not pay for watering of the open space.

My crawl space has water in it. When is Melody Ranch turning off the water to the irrigation ditches?

A: The water table in Jackson Hole is extremely high due to the wet spring. The irrigation ditches will have water in them until September or so.

REPORT DAMAGE

Please report any damage to HOA property (signs, roads, sprinklers, etc) to Grand Teton Property Management. Your assistance is greatly appreciated as it is difficult to track all of our acreage and roads without your help.

ARC POLICY UPDATE

The following language in the Architectural Review Committee (ARC) Policy has been clarified:

“All exterior improvements covered by the specifications contained in the application for Building Permit issued must be completed within eighteen (18) months of issuance of Building Permit. All items not completed within the above timeframe must be resubmitted to the Architectural Committee for approval.”

This is not a change to policy but does clarify language that was not apparent during the review process. As before in our design guidelines and CC&R's - we have further clarified that any items that had been approved on your original plans that have not been built within 18 months must go before the ARC to be reapproved. All exterior design changes must be approved by the Melody Ranch ARC. Projects subject to review include: initial construction plans; additions; re-siding; re-roofing; decks; fences; and re-painting or staining with other than the original colors.

HOA WEBSITE

Remember to bookmark our web site at:
WWW.MELODYRANCHHOA.COM

Our new site has all formal communications and submitted letters, current events and announcements, board meeting minutes, water quality reports, design guidelines, past member monthly newsletters and more. We have gone to great effort to post and organize all HOA material for transparency, homeowner access, better communication and easy navigation. Your suggestions for further improvement of the site would be appreciated.

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

Please contact Cynthia 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 (August 16th) 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 (August 12th) 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.

OPEN SPACE

Open space belongs to all the collective homeowners in the Melody Ranch HOA. Please do not put trampolines, fences, garden's etc. in this space. Please do not mow the open space. You might break one of the sprinkler heads. Our open space maintenance contractor Wyoming Landscape recently has done one of three planned sprayings for weeds on the open space.