

- Melody Ranch HOA -

Volume 3, Issue 8

August 2011

STORAGE AREA ARSON ATTEMPT

Please make sure your children are not playing in the storage area. It has come to our attention that someone tried to set a camper on fire. Attached is a photo of the items used: Nerf Motorized Semi-Auto Blaster box, a wooden gun and pages from a May 2011 issue of High Country News.



Please contact GTPM if you have any information on this.

VACANT LOT OWNERS PLEASE READ

Starting June 2012, Melody Ranch HOA will have Wyoming Landscape Company start spraying the 32 vacant lots for annual and noxious weeds. It will cost each vacant lot homeowner \$150 for 3 sprayings throughout the summer. The Board will give homeowners until May 30th, 2012 to opt out of this service. If a homeowner chooses to opt out, then the homeowner will need to send in a copy of a receipt showing their lot has been sprayed – and/or a commitment from them or a service provider to treat their vacant lots throughout the summer.

SOUTH PARK LOOP ROAD CLOSURE - BRIDGE CONSTRUCTION

South Park Loop Road will be closed at Flat Creek to replace the roadway bridge (along with an additional pathway bridge) starting August 15th and be completed by December 15th. There will be no bypass options throughout construction. Homeowners west of Flat Creek will have to drive around South Park Loop Road towards 3 Creek Ranch and High School Road to get to HWY 89.

The completion of the bridges will be done except for final asphalt surfacing, revegetation, and other misc. punch list items, which will take place by July 2012.

The HOA board has asked that the project be expedited if possible. Schedule questions and/or concerns should be directed to Gordon Gray at 732-8578 in the Teton County engineer's office.

MUNGER VIEW PARK

Teton County has named the park that will sit in the South West corner of Melody Ranch - "Munger View Park". Construction on the park is scheduled to start this August.

VIOLATIONS

Thank you all for keeping Melody Ranch looking its best. The violation notices have gone down.

RESIDENTIAL USE LIMITATIONS AND SHORT TERM RENTALS

Melody Ranch HOA and Teton County does not allow for short term rentals (i.e. less than 30 days) in Melody Ranch. Both the County Regs & our CC&R's do not allow for this type of use (commercial use). Violators will be fined by the HOA and turned over to the County. Please be sure to remove your listings off any short-term rental websites (vbro.com, etc).

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.

MELODY RANCH DR. -

STORAGE AREA WILLOW TREES

The Willow trees near the storage area on Melody Ranch Dr. are in stress mode. Please do not allow your children to peel the bark off the trees or use them as a jungle gym. Thank you!

LANDSCAPE INSPECTION

June 1 - October 10, Melody Ranch Landscape Review Committee will be holding landscape inspections. Please fill out the Landscape Review Committee Checklist (found on www.melodyranchhoa.com website) and submit it to Grand Teton Property Management. Please look for the landscape deposit list on the website to see if you still have a deposit that needs to be returned to you.

Rocks (above pavement) are not allowed within 2 feet of the road

HOA PAYMENTS

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?acct15968>

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 11th) 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.

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.