

Melody Ranch HOA

Volume 5, Issue 8

August 2013

HOA FEES & ISD PROPERTY TAXES

Homeowners, you will notice a change in your August billing for HOA fees. The Improvement and Service District (ISD) has submitted its budget and tax assessment for its first fiscal year of July 1 through June of 2014. The HOA transferred the financial responsibilities for the water, sewer and roads to the ISD as of this July 1. Your homeowners' dues will be decreasing, as the ISD will be collecting its fees from your property taxes plus water use fees beginning July 1. All Market Lots, Category 3 and above affordable homes along with Glory View will see HOA monthly dues reduced \$25 per month from \$80 to \$55 beginning August 1. All Category 1 and 2 homes will see a decrease in dues from \$60 per month to \$41.25 (75% of full fees per our CC&R's). Townhomes' dues will change from \$40 per month to \$27.50 (50% of full fees per our CC&R's). Water billing will be conducted the same way and homeowners will continue to pay \$1.30/1,000 gallons of water used, and the residents of Sage Meadows will also enjoy this same usage rate. All property owners including Townhomes and Category 1 & 2 affordable homes will see an increase in their property taxes in the amount of \$25 per month (\$300 annual) to fund the ISD and provide cash flow for its operating and reserve budget. Sage Meadows who does not access Melody roads will be assessed by the ISD \$15 month (\$180 annual) for their sewer and water connections in addition. There is information about the ISD including its budget, rules and regulations and meeting minutes on the Melody Ranch website. Feel free to contact Demerie at Grand Teton Property Management if you have additional questions.

WELCOME!!

The Meadows of Melody Ranch welcomes Mark Heineken to the board of directors. Mark has joined the board to replace Andy Salter who is moving from the neighborhood. We are excited to have his knowledge and expertise and look forward to working with him in the months to come. An additional welcome goes out to Jim Vito and Steven Smith as they join the Architectural Review Committee. We are excited for them to share their experience with the committee in an effort to keep Melody Ranch such a highly desirable place to live!

SCHOOL DAYS

Residents, please be aware that these wonderful summer days are numbered and in the blink of an eye it will be time for the kids to head back to school. With that in mind, please be alert, and keep your eyes open in the morning and afternoon as kids head to and from school and the bus stop. Drive slowly – **the speed limit in Melody Ranch is 15 mph**. If you are dropping your child off at the bus stop, please do not park on the grass or in the open space while you wait. Remember to be patient and courteous during these busy moments of the day. Let's all work together to keep the smallest residents of our neighborhood safe.



CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, AUGUST 20, 2013

GRAND TETON PROPERTY MANAGEMENT

4:30 PM

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON OUR WEBSITE:

WWW.MELODYRANCHHOA.COM

ARCHITECTURAL REVIEW COMMITTEE

THURSDAY, AUGUST 15, 2013

GRAND TETON PROPERTY MANAGEMENT

4:30 PM

PLEASE SUBMIT YOUR ITEMS FOR REVIEW TO GRAND TETON PROPERTY MANAGEMENT BY NOON ON THE FRIDAY PRIOR TO THE ARC MEETING.

ISD

MONDAY, SEPTEMBER 9, 2013

WELLS FARGO

5:00 PM

IF YOU ARE INTERESTED IN THE NEWLY FORMED IMPROVEMENT AND SERVICE DISTRICT COMMITTEE, THIS IS AN OPEN MEETING. MINUTES AND OTHER IMPORTANT ISD DOCUMENTS WILL BE POSTED TO THE MELODY RANCH WEBSITE FOR YOUR INFORMATION.

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 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 and regulations for a more comprehensive list.

DID YOU KNOW?

August, known as the harvest month, was named for the first emperor of Rome, Julius Caesar Augustus. The quality of the August gemstones, peridot and onyx, is married happiness. The birth flower is the gladiolus or poppy, meaning beauty, strength of character, love, marriage and family. National Smile Week is celebrated the week of August 5-11th and National Night Out is the first Tuesday in August -- what a wonderful excuse to plan a backyard barbecue and entertain your neighbors.



TRIM THOSE TREES

Thank you to those homeowners that live at intersections and throughout Melody Ranch. Please keep in mind that the first 12-15' of your road front landscaping is in fact part of the road lot and the HOA/ISD may need to use that to improve road safety. If you planted trees or shrubbery along the roadway we have an obligation to make sure they do not overhang the roads or block driver visibility. From time to time, it may be necessary for those to be trimmed back to improve visibility on the roads. If you have been keeping up with this job your efforts are much appreciated. There may be an occasion when it is necessary for our landscaping crew to come in and be more aggressive in pruning. We will contact you if there is a problem and work with you to either perform the needed trimming yourself or have our landscape crew do it.

REVISIONS TO THE RULES

Included with this month's billing you will see the revised, draft amended rules and regulations for Melody Ranch. The board felt it was time to update this document and will be formally adopting them at their next meeting on August 20th.

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.

HOA PAYMENTS

All correspondence and payments should be made payable and mailed to:

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

Or, you can also opt to pay online at:

<https://www.paymentservicenetwork.com/login.asp?acct15968>

All emails can be sent to:

info@melodyranchhoa.com

Please contact Tina Korpi or Demerie Northrop at GTPM to address any inquiries at: 307.733.0205