



Melody Ranch Homeowners Association

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SUMP PUMP ISSUES

There was a recent issue in Melody Ranch with regard to the sewer lift station. Our team worked quickly to resolve the issue but we will need the cooperation from you to maintain normal operations. The problem was created by homes using sump pumps that were draining directly into the sewer.

It is illegal to pump sump water into the sewer system.

Our pumps cannot handle the extra capacity and, in addition, the Town does not want to process sump water along with sewage. The added capacity adds needless cost to the Town. When found, an illegal connection will be charged by the ISD for the cost of discovery and any damages caused to our systems which can run into the thousands of dollars. Please check to see if a previous owner or plumber has hooked your sump pump up to the sewer system and take corrective action if necessary. If you are pumping water onto your lawn or a neighboring empty lot or nearby open space, the water is seeping back into the ground, rejoining the water table and cycling back into your crawl space. To get ahead, you must pump it to an irrigation ditch or pond.

In an effort to maintain consistency, we would ask homeowners to be sure that in burying these lines to the ponds and ditches that the area is put back to its original state. That is to say that if irrigation lines are cut, they be repaired, if grass or soil is upset, that it be raked, filled and replanted. Please "leave it like you find it." All proposed work must be submitted to the HOA Board for approval prior to any work being done. In addition, we would ask you to submit records of the work you have done and the materials you have used to Grand Teton Property Management to place in your lot file. Feel free to contact Demerie with any questions you may have about this process. Thank you for your cooperation in this matter.

TREE MAINTENANCE

Melody Ranch spends a portion of its annual budget on the numerous trees that beautify the community. They feed and spray them in the spring and then continually watch them throughout the summer. This year the aphids have been more prevalent than in years past. The HOA has sprayed for this pest but they spread from tree to tree. Please help Melody Ranch protect its investment in the trees by treating and maintaining the trees on your lot.

HELP WANTED



Your neighborhood needs your help. Do you feel like lending a hand or some expertise on one of the committees within Melody Ranch? We are currently seeking interested and available homeowners who would like to be involved in the Design Review Committee or the Landscape Review Committee. Please contact Demerie at Grand Teton Property Management for additional 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

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, AUGUST 18, 2015 AT 4:30

GRAND TETON PROPERTY MANAGEMENT

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

WWW.MELODYRANCHHOA.COM

DESIGN REVIEW COMMITTEE

MONDAY, AUGUST 17, 2015 AT 10:00

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

WEDNESDAY, AUGUST 11, 2015, 5:00 PM

WELLS FARGO

MINUTES AND OTHER IMPORTANT ISD DOCUMENTS ARE POSTED TO THE MELODY RANCH WEBSITE FOR YOUR INFORMATION.

WWW.MELODYRANCHHOA.COM

We hope that you spend a few moments on the HOA's website from time to time. It is frequently updated with the latest about your neighborhood. Aside from board and annual meeting minutes, you will find information about the covenants and design guidelines, monthly newsletters, recent communications, ISD information and more.

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:

www.duespayment.com

(Service fees apply)

Or, as a second option:

<https://www.paymentservicenetwork.com/login.asp?acctr15968>

Keep in mind that your payment to the ISD must be made separately from your HOA dues. Please contact Tina Korpi or Demerie Northrop at Grand Teton Property Management to address any questions at: 307-733-0205 or send your email to: info@melodyranchhoa.com

COVENANT CORNER

~ 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

~ There shall be no exterior fires whatsoever except barbecue fires contained within designated receptacles, i.e.: grills. This is Tier Four Violation, \$300 fine plus applicable legal fees.

DID YOU KNOW?



August was named in honor of Augustus Caesar. It has 31 days because Augustus wanted as many days as Julius Caesar's month of July had. The extra day was taken from February. The month of August is often referred to as the "dog days of summer" but not because of pet pooches. It has to do with the star Sirius, also known as the dog star, which rose at the same time as sunrise during the month of August in ancient Roman times. As the last month of summer, take some time and enjoy National Family Fun Month before the kids head back to school by celebrating National Watermelon Day on August 3rd, National Garage Sale Day on August 9th, and Toasted Marshmallow Day on August 30th. Many cultures call this month the "harvest month" or the time of harvest. Speaking of which, why shouldn't you tell secrets on the farm? Because the corn has ears, the potatoes have eyes and the beanstalks. Have a wonderful month!

