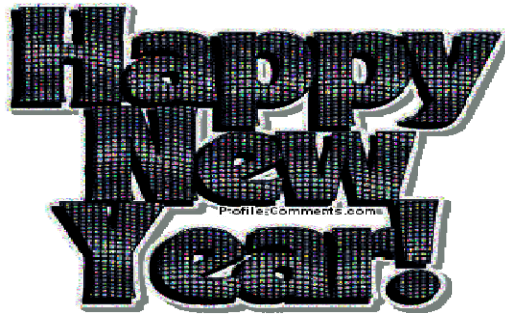


# - Melody Ranch HOA -

Volume 2, Issue 1

January 2010



## **ROCK RULE**

The board has adopted the following policy: Boulders/trees/shrubs/etc are advised to be 2 feet from the roadway pavement. This is for safety reasons for plowing, snow blowing, driving, school bus turning and other. Any damage to vehicles, HOA maintenance equipment, or hired contractor's equipment may be the responsibility of the homeowner.

## **PARKING ON ROADS**

Winter is here and we need to make sure homeowners are having their guest(s) park in their driveways. Overnight or long-term parking on Melody Ranch Roads is not allowed. Wyoming Landscape Company has informed GTPM that homeowners are still parking on the roads.

## **MORE MELDOY RANCH BREAK INS**

The Teton County Sheriff's Office is currently investigating home entries that occurred Sat night (12/19) / Sun morning (12/20) on Melody Ranch Drive, Chickadee Circle and Sandy Creek Ln. According to Officers preliminary reports, one (?) person began trying to enter homes that lay around the outside perimeter of these roads. At least two homes were entered; a purse was taken out of one home and recovered in a neighbor's yard. Please remember to lock your homes and vehicles at all times.

## **SNOW REMOVAL**

Snow removal from homeowner's driveways should not be put in the street. GTPM has been notified of many homes that continue to put snow in the street.

## **REMINDER....**

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:  
cwiley@wyom.net

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

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## DEMOGRAPHIC DATA TETON COUNTY

Here are the most current demographic data about Teton County {based on the (1) the Census Bureau's 2008 American Community Survey; (2) Fall, 2009, information provided by the Jackson Hole Chamber of Commerce; (3) U. of Wyoming Extension Service Survey data about immigrants, published in April, 2009}:

**Population:** By 2010, Teton County's population will reach 20,000 (about half of whom live in the Town of Jackson).

**Education:** Of those over age 25, 96% have high school diplomas, 52% have college degrees (compared to 27% for the United States), and 15% have graduate or professional degrees.

**Income:** The median family income in Teton County is \$85,000/yr. (compared to \$63K nationally). Only 5% of Teton County residents are below the poverty line, compared to 13% nationally.

**Housing:** There are 12,000 housing units in Teton County, 2/3 of which are single-unit structures. About 33% of all housing units (mostly rental units) are vacant (!).

**Property values:** The median value of privately-owned homes in the County is \$656,000 (compared to \$182,000 nationally), but residential real estate values dropped 34% since the fall of 2008.

**Tourists:** Although tourism is up 6.5% in both Yellowstone and Grand Teton National Parks, the lodging occupancy rate in Jackson Hole is down 14% and sales taxes are down 19%, compared to the first nine months of 2008.

**Age and gender:** Of the 20,000 residents, 54% are male (compared to 49% nationally). The median age is 38; 81% are over age 18 (higher than the national average), and 8% are senior citizens (lower than the national average).

**Jobs:** There are 26,000 jobs in Teton County, of which 14% are held by immigrant laborers (mainly from Mexico), who's earnings {primarily in the hospitality, construction, and retail sectors} amount to only 10% of the total income in the valley. Although the County's unemployment rate increased from 1.9% at this time in 2008 to 4.3%, currently, it is still way below the national unemployment rate (9.8%).

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## COVENANT CORNER *From the Rules & Regulations*

- ❖ Trash receptacles are to be placed at the edge of driveways only on the designated trash day. Once trash has been picked up, these receptacles must be removed from driveways within 24 hours. When not on the street for trash pick-up, all trash receptacles are to be stored in the garage or "out of sight" behind a fence enclosure. All trash must be kept in bins at all times. Bags of trash or other household items being disposed of are never to be left outside bins. Accumulation of garbage and/or building material or of the like constitutes a nuisance, and may be removed by the Association at the owner's expense. **Please see Article 5 - 5.6 in the Conditions, Covenants & Restrictions (CC&R's).**
- ❖ 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. **Please see Article H # 13 in the Design Guidelines.**

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## LANDSCAPE INSPECTIONS

Landscape inspections are done until June 1<sup>st</sup>, 2010. Please contact GTPM at the end of May if you would like your landscaped reviewed. Landscape reviews are done between June 1<sup>st</sup> and October 1<sup>st</sup>. Please look at the website to see if you still have a deposit in the account.

[www.melodyranchhoa.com](http://www.melodyranchhoa.com) – homeowner information – landscape deposit.