

# - Melody Ranch HOA -

Volume 4, Issue 7

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## *High Water Table and Crawl Space Flooding*

Water in crawl spaces has always been a common occurrence in Melody Ranch. It is due to neighboring ranches flood irrigating. This happens twice a year, in spring and again in mid-summer when a second crop of hay is planted. Valley ranches have been flood irrigating for a long time and is part of life in this part of The Valley. Irrigation ditches are dammed up allowing water to flood over freshly planted and fertilized fields. A side effect of this is a rise in the water table in the general area.

If you have unwanted water in your crawl space, the Board recommends getting a sump pump and pumping the water into the nearest irrigation ditch or pond. 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. 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. It is best to bury pipes to protect them from mowing. Please contact the Board if you must cross open space to do this. The pathways belong to the County, so please contact them if you must cross a pathway.

**CONTINUED...** The Board is aware that water in crawl spaces is more abundant this year than in recent memory and that some who have not previously had water issues now do. We have done everything in our power to negotiate with neighboring ranchers to be responsible about flood irrigating. Please note that the Board does not have standing to take legal action on behalf of homeowners. Anyone who has a complaint with a home inspector, builder, real estate agent or neighbor is advised to deal with them directly.

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## **MUNGER VIEW PARK UPDATE**

The Town and County have come to an agreement to fund playground equipment at Munger View Park in this coming year's budget. The Town wanted to go forward with the first phase at May Park in east Jackson. The County told the Town that it needed to complete the parks already under construction before funding new park construction. The agreement has the Town paying for part of Munger View Park's playground equipment based on the standard split of costs between the Town and County for Parks & Recreation budget items.

The County has not approved their budget (yet). The Town has approved money for Munger View Park equipment in their budget.

The Melody Ranch HOA Board will be writing a letter of thanks to the Town and County for funding and completing the first phase of Munger View Park.

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## ***2011 WATER QUALITY REPORT***

The 2011 water quality report can be found on the website at [www.melodyranchhoa.com](http://www.melodyranchhoa.com) under CC&R's & Other Documents.

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## ***MELODY RANCH SURVEY***

A group of interested HOA members have established a committee to begin working toward improvements of the Chickadee Circle open space area and the area surrounding the former Melody Ranch sales office. In order to help the committee meet the needs of the community, we are asking that you complete the attached survey and send it back to GTPM. Thank you!

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## ***COUNTY DOG CATCHER***

Roaming dogs continue to be a nuisance in Melody Ranch. Chickadee Circle Park is a "No Dog" park, yet it's covered in dog feces. The Dog Catcher will be doing a weekly drive thru of Melody Ranch looking for roaming dogs.

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## ***STORAGE AREA***

Please close and lock the doors upon your departure at the storage area. Parents, please ask your children to not play in the storage area. Thank you!

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## ***EAST IRRIGATION DITCH***

It has come to our attention the homeowners have been putting yard debris and trash into east irrigation ditch. The Developer has been hauling excessive amounts of trash/yard debris to the dump on a weekly basis. We are asking homeowners to please refrain from putting those items in the irrigation ditch.

## ***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?accrt15968>

Be sure all emails are sent to:  
[info@melodyranchhoa.com](mailto:info@melodyranchhoa.com)

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

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## ***MARK YOUR CALENDAR....***

Typically the Board of Directors meets the third Tuesday (July 17<sup>th</sup>) 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 (July 12<sup>th</sup>) 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.

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## ***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](http://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. Owners that do not properly take care of their property through active maintenance are subject to notices and fines.