

Melody Ranch HOA

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HELP WANTED



The Melody Ranch Board of Directors will be saying goodbye to Andy Salter as he moves out of the neighborhood and resigns from his position on the board. As such, there is an opening that is available to any homeowner in Melody Ranch who may be interested in volunteering their time. The board will appoint an owner to finish out the remaining term which is set to expire in March of 2014. The board is requesting interested owners to call or email for this upcoming vacancy. We have a great board and a tremendous responsibility to owners in directing our HOA. The board of directors meets on the 3rd Tuesday of every month. These meetings tend to last between 1 ½ - 2 hours. In addition, there tends to be communications which will require your timely response throughout the month concerning various issues that may arise. We welcome any homeowner with special skills, experience or perspectives that would complement the current board. We expect this position to be appointed at the next board meeting - on July 16th. If you are interested in joining the board for the remainder of Andy's term or have questions, please email Demerie at Grand Teton Property Management.

SHORT TERM RENTALS

Owners, please remember that short term rentals are not only prohibited in the Melody Ranch CC&Rs, but are also a violation of the land development regulations of Teton County. A short term rental per the Teton County code states that no house or room shall be rented for less than 30 days unless specifically approved for residential short-term rental. For the integrity of our neighborhood and our community, please modify any language for any listings including websites (vrbo.com, etc.) to make it clear you are solely renting for 30 days or more and refrain from any short term rentals.

BEFORE YOU START...

If you are at the point where your house needs a makeover, please do not forget to contact Demerie at Grand Teton Property Management first. Whether you are going to repaint or stain your house a different color, add a deck or fence, build an addition, or make some other change to your home, the Melody Ranch Architectural Review Committee must first approve your plans. By submitting your ideas and designs in advance, it will avoid potential problems or complications. Please contact us if you have any questions or submissions for the ARC.

"GOOD FENCES MAKE GOOD NEIGHBORS"

The board of directors and architectural review committee have found some ambiguous language pertaining to the building of fences in Melody Ranch. Please see the revised language below. If you need any further clarification or have questions, please do not hesitate to contact Demerie at GTPM. Please keep in mind that all fence plans must first be submitted to the Architectural Review Committee before being constructed.

"If a homeowner wants to build a fence along the property line where an adjacent homeowner has already erected a fence, the new fence must connect to and not overlap the original fence, provided they are both along the property lines in the back or side of the lots."

"Fences on corner lots should not project beyond the front plane of the house, nor should they project beyond the plane of the side of the house that faces the street."



CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, JULY 16, 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, JULY 11, 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

JULY 17, 2013

WELLS FARGO

12:00 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.

NEW PAYMENT OPTION

As we have evolved with our new software system, Grand Teton Property Management is now ready to roll out our new online payment option. Simply log in to www.duespayment.com. Select New User "Pay Dues". Enter Melody Ranch and continue to follow the prompts. We welcome any questions you may have while switching to this new system.

DID YOU KNOW?



July, named for Julius Caesar, is the hottest month of the year in the northern hemisphere. As a matter of fact, the "dog days of summer" begin in July when hot, sultry weather usually starts. As Americans, we celebrate Independence Day on July 4th, the day in 1776 when the Continental Congress adopted the Declaration of Independence. July birthdays celebrate with the ruby as their gemstone and the water lily as the flower of the month. Not surprisingly, July is National Hot Dog month as well as National Ice Cream month and National Family Reunion month. Enjoy your July – see you at the County Fair July 24-31.

COVENANT CORNER

~ Maintenance of the exterior of the dwelling by the owner shall include, but not be limited to, periodic staining/painting of wood siding and fences, and the landscaping maintenance of yards including weed control, watering and mowing as needed.

~ All household and maintenance items such as wheel barrows, ladders, lawn mowers, snow blowers, bins etc. should not be left in open view and should be stored within a closed area such as a garage and/or behind fenced enclosure or "out of sight" from the road and neighboring properties

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.

WHO LET THE DOGS OUT?

Grand Teton Property Management has been receiving an increased amount of calls about dogs in Melody Ranch and the business they are leaving behind. Please remember to be a good neighbor and clean up after your dogs, do not just let them out to roam and go wherever they want. Homeowners, please feel free to contact the dog catcher at 733-2331 if you see a roaming dog, a dog that is a nuisance or if a dog is aggressive. GTPM does not have the authority or training to deal with roaming or aggressive dogs. Thank you for your patience and neighborliness. Remember, the penalty for pet violations begins at \$250 plus the costs of any necessary impoundments.

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:
www.duespayment.com

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