

Melody Ranch HOA



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July 2014

CURRENT HAPPENINGS

It is with great excitement that the board is able to say that the transition from the developer is now complete. The HOA and ISD are now owners of Melody Ranch in its entirety. The final documents were signed and recorded the last week of June after many years of negotiations and discussions between all parties involved. The ISD is responsible for the water, sewer and roadways within Melody Ranch. The HOA will maintain control of the open space including the ponds, the sales office, winter amenities, and RV Storage.

We would also like to clarify a few points concerning the water and ditches that run through Melody Ranch. There have been a number of questions and some misconceptions from the homeowners regarding our irrigation ditches and water that warrant explanation. The HOA owns all of the water rights of water that flows into Melody Ranch. The head gates are all operable and the ditches are continually maintained and managed. All of the water that comes into Melody Ranch enters from users upstream. The HOA hires its own ditch master through Grand Teton Property Management. He maintains and cleans out the irrigation ditches and successfully manages the flow of water, which varies from time to time, from the head gate down through the entire subdivision. He ensures that the gates are operating properly and that the flow of water through them will not overflow the ditch banks and flood those homeowners further downstream. Upstream, ditches are managed by land owners on their property primarily for agricultural purposes.

If you have any questions about these systems, please feel free to contact Grand Teton Property Management.

GROUND WATER PUMPING

Owners, please remember that the pumping of ground water into the sewer system is a violation of the rules for Melody Ranch ISD. The ISD has taken a hard line of this violation as the consequences of pumping into the sewer system instead of to an irrigation ditch or pond can precipitate a sewage spill by overwhelming our systems. Please note that if the sump pump from your home is connected to the sewer system it must be immediately stopped and rerouted. Contact Grand Teton Property Management for the correct procedures. After January 1, 2015, any home found pumping ground water into the sewer will be fined \$250 for the first offence - plus the cost of discovery which is already being assessed to violators. Thank you for your attention to this important matter.

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. Please keep in mind that the open space at Chickadee Circle is a "no pet zone" and while there is a mutt mitt station there, we ask that you not let your furry friends roam freely.

COVENANT CORNER

~ 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. This is Tier One Violation, \$25 fine

~ Vehicle Parking. 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

WEBSITE INFO

WWW.MELODYRANCHHOA.COM is a wonderful resource for homeowners. You will find agendas and minutes from HOA and ISD meetings, water reports, past newsletters, covenants, design and landscape guidelines and checklists, correspondence and letters about numerous items that affect your neighborhood and much, much more. Please take a few moments to log on and see all of the information available to you.

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 20-27!

EMAIL & SOCIAL MEDIA

Do you want your statements to be emailed to you? Would you like to be placed on the internal Melody Ranch email list? Are you interested in a private social media network specific to your neighborhood? If so, please be sure to contact Grand Teton Property Management with your current contact information. 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:

www.duespayment.com

(Service fees apply)

Please contact Tina Korpi or Demerie Northrop at Grand Teton Property Management to address any questions at: 307-733-0205

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, JULY 15, 2014

4:30

GRAND TETON PROPERTY MANAGEMENT

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON OUR

WEBSITE: WWW.MELODYRANCHHOA.COM

ARCHITECTURAL REVIEW COMMITTEE

WEDNESDAY, JULY 10, 2014

12:00

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

ISD

JULY 9, 2014, 5:00 PM

WELLS FARGO

IF YOU ARE INTERESTED IN THE 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.