



Melody Ranch Homeowners Association

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ISD RATE INCREASES

Now that the Melody Ranch Improvement Service District has some time under its belt, it is better able to calculate its budget with more accuracy. As such, the ISD needs to increase its income to offset expenses that are incurred and expected. Beginning with your July water bill, the water usage fee will increase from \$1.30 per 1000 gallons to \$1.40 per 1000 gallons. In addition, you will see an increase in your property taxes as well. The 2016 property taxes in Melody Ranch will increase from \$300 per year to \$350 per year. Sage Meadows will see an increase from \$180 per year to \$210. If you have any questions about the ISD Budget, you can call Demerie at Grand Teton Property management or visit the website to review minutes and policies for the ISD: www.melodyranchhoa.com

TREE POLICY

The Board of Directors has recently approved a policy change with regard to open space landscaping requests. Homeowners who desire to improve their views from their lot by removing or trimming of trees or shrubs located in the open space may seek approval from the board on a case-by-case basis. Please contact Grand Teton Property Management for additional information, or the website to see the approved language: <http://www.melodyranchhoa.com/images/stories/pdf/homeowners-info/treepolicy.pdf>.

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 Design 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 DRC.



MELODY RANCH REZONING

As many of you may have heard, there was an effort by the County Commissioners to rezone some areas within Teton County including the eastern section of Melody Ranch. This effort could have impacted the neighborhood by allowing dormitories and group homes to be developed within the neighborhood.

Following a call to action, the County Commissioners heard from dozens of residents speaking against the zoning change via email and another thirty homeowners attended the County Commissioners meeting where several homeowners spoke of their concerns during the public comment portion of the meeting.

The Commissioners reversed the direction of their zoning plans and nearly all of the impacted areas are being moved to the R3 zone which does not allow any of these incompatible uses. Staff has been directed to adjust the underlying zoning of all of your properties to reflect the existing character of the neighborhood. The final adoption hearing is scheduled for August 4th.

Thank you to everyone who took the time to send your emails and meet with the County Commissioners. Your concern for Melody Ranch and its character speak volumes to the people that comprise our neighborhood.

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.

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, JULY 21, 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

THURSDAY, JULY 16TH, 2015 AT 1:00

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?accrt15968>

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

~ 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

~ 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

DID YOU KNOW?

While we have finally gotten a taste of summer-like weather, there are a few fun facts about this season that you may not know. July, also known as National Ice Cream month, is the most popular month for eating ice cream. Americans will consume an average of 5 ½ gallons of this refreshing treat every year. Vanilla is the most popular flavor with chocolate a distant second. Watermelon is the summer's favorite vegetable; yes I said it is a vegetable, not a fruit as commonly thought (it is part of the squash and cucumber family). This juicy favorite is 92% water and the average US Citizen will eat 15 pounds of watermelon a year. Did you know that the Eiffel Tower in Paris grows by more than six inches in the summer due to the expansion of the iron on hot days? Have you ever wondered how hot it is and not had a thermometer nearby to find out? Considering a cricket's chirp fluctuates with the temperature, if you count a cricket's chirp for 15 seconds and add 37 you will get the approximate outdoor temperature in Fahrenheit. The highpoint of many people's summer is the Fourth of July. What a spectacular day for barbeques, fireworks, outside fun and games all in the name of our country's freedom. While you are out celebrating, please take our best wishes for a safe and enjoyable Independence Day and summer!

