

- Melody Ranch HOA -

Volume 3, Issue 6

June 2011

MAILBOXES

The mailboxes are up and running! If you would like mail delivery in Melody Ranch, please bring your paperwork to GTPM with the required application and proof of physical address. All homeowner's will need to forward their mail with the USPS, which takes 7-10 business days. If you choose to continue to keep your mailbox at the Post Office you will now be charged the following:

Small box fee: \$26

Medium box fee: \$36

Large box fee: \$60

If you choose to have two boxes (one in Melody Ranch and one at the USPS), you will have to pay the fee at the Post Office for a full year. The USPS will refund by the quarter when and if you choose to stop mail at the Post office.

IT'S A TOILET, NOT A TRASHCAN

Every year the HOA pays to have dog toys, rags, etc. removed from the lift station pumps. Each time the pump is pulled for clogging, it cost homeowner's over \$500. Below is a picture of what caused the recent



clog. We presume this is a dog chew toy. Please be sure not to use the toilet as a trash can. Do not flush baby wipes, diapers, rags, towels, cotton swabs, syringes, food wrappers, toys, aquarium gravel, sanitary napkins, etc.

NAME OUR PARK

The new Melody Neighborhood Park needs an official name. If you have a suggestion that you'd like to submit, please notify Karen Van Norman at: karats@bresnan.net. The name can be memorial, regional, personal - however creative you want to get. She will submit it along with other suggestions at the Parks & Rec. Board meeting on June 9.

Thank you for helping us name the new Jackson/Teton County park.

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 - 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.

STORAGE CLEAN UP

GTPM will be cleaning up the storage area the week of June 13th. Please remove any items that should not be stored in the storage area (lumber, bikes, lawn equipment, snow blowers etc.). The storage area is for campers, boats, trailers, snowmobiles, etc. All other items will be removed.

COVENANT CORNER

From the Rules & Regulations

- ❖ 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. **Please see Article H #2 in the Design Guidelines.**
- ❖ 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 view. **Please see Article 5 - 5.6 in the CC&R’s.**

POND WORK

Melody Ranch has hired Mountain Town Maintenance, LLC to maintain the ponds this summer. There will be times that we will be shutting the water off to the ponds in order for the biological chemicals to remain in the ponds. Please direct any questions you may have to GTPM. We are also looking at muskrat control in a couple of ponds.

GRASS CLIPPINGS

It has come to our attention that homeowners are dumping grass clippings and vole chewings in the open space and on vacant lots. The piles of grass clippings are unsightly and you are dumping it on someone else’s property. Please be sure to clean up any grass clippings you may have already dumped into the open space.

HOA PAYMENTS

Please do not leave any checks or correspondence for the HOA in the mailbox next to the old sales office. The sales office no longer processes HOA dues. 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
Be sure all emails are sent to:
info@melodyranchhoa.com

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

MARK YOUR CALENDAR....

Typically the Board of Directors meets the third Tuesday (June 21st) 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 (June 9th) 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.

2010 WATER QUALITY REPORT

The 2010 water quality report can be found on the website at www.melodyranchhoa.com under CC&R’s & Other Documents.
