

Melody Ranch HOA

Volume 5, Issue 6

June 2013

HIGH WATER TABLE & CRAWL SPACE FLOODING

Water in crawl spaces has always been a common occurrence in Melody Ranch. It is due to the combined effect of neighboring ranches flood irrigating along with the spring/summer melt of snow into our water table. Flood irrigation by neighboring ranchers happens twice a year, in late 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 it 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.

The HOA surface watering of its open space with sprinklers has no measurable effect on ground water levels as it is contained to the first few inches of soil where the grasses and trees can utilize it. Likewise allowing pent up water upstream to pass through our various irrigation ditches helps to maintain pond levels and our mature cottonwood trees. The ditch effect on ground water levels is extremely minor when compared with the flood irrigation of the 2,000 acres to the west (Seherr-Thoss and Lucas) and north (Seherr-Thoss, Lockhart and Gill) including all of the irrigated lands north to HS Road and west to Three Creek Ranch. In addition we have an obligation to pass water to downstream ditch users and blocking ditches causes it to pool just north of our subdivision which actually increases its penetration into the water table contributing to its rise. So we will be managing our ditches to carry water through our subdivision per our regular operations. Now is a time to be proactive if you have not been before.

If you have, or did last summer, 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 would be best to hire a licensed plumber to install the sump pump. They will know how to do that correctly – and legally. 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 us if you must cross a pathway.

...CONTINUED...

...CONTINUED

The Board is aware that water in crawl spaces was more abundant last year than in recent memory and that some who have not previously had water issues did last summer. Last summer we did everything in our power to negotiate with neighboring ranchers to be responsible about flood irrigating. We are doing that again this summer. 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.



CURB STOPS

The emergency water shut off to your home is commonly called a curb stop. Last summer and fall we were able to locate most of the curb stops in Melody Ranch and painted them blue. However, there are many homes whose curb stops were not found. Letters were sent out in the fall as well as last month to those of you from whom we needed additional assistance in finding your curb stop. We will be conducting leak testing early this summer but we will need to identify the locations of each and every curb stop prior to conducting this important test. As a reminder, it is your responsibility to locate and maintain these water access points, so if you received one of these letters, please be sure you go out and try to locate your curb stop. Once you have found it, please contact Demerie at Grand Teton Property Management so she can get that information to the water system operator. If you have any questions about the possible location of your curb stop, GTPM has a map with estimated locations indicated on it. We need to have this information no later than June 30 or we will have to hire this to be done on your behalf. Call GTPM with any questions.

WEED SPRAYING

Vacant lot owners, we will begin spraying and charging for noxious weeds in the coming weeks. If you discussed an alternative treatment plan with Grand Teton Property Management, please get them the documentation as soon as possible.

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, JUNE 18, 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, JUNE 13, 2013

GRAND TETON PROPERTY MANAGEMENT

4:30 PM

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

ISD

JUNE 26, 2013

WELLS FARGO

5:00 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.

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 is described as one that is less than 30 days. 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.

WORK IN PROGRESS

We want to send you homeowners a head's up that there will be some landscaping work happening this summer near the old sales office. The landscaping berm, aka "sledding hill" will be built just west of where the ice rink was. Please be sure to give workers and their equipment a safe area to construct this project.

DID YOU KNOW?

June marks the official beginning of summer and is the month with the longest daylight hours of the year. In the United States we celebrate Flag Day on June 14 and honor dads on June 16th. Ironically, June is national Candy Month as well as Fresh Fruits and Vegetables Month.

COVENANT CORNER

~ 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.

~ Front porches are not to be used for storage ... ladders, canoes ... are not to be stored on porches.

MUNGER PARK UPDATE

The playground equipment is expected to be installed in the coming 1-2 weeks. This will involve some landscaping work including the placement of sod in the early fall. An irrigation well is planned for the site and will be installed by the county in late June and into July. We respectfully ask that you and your guests refrain from overnight parking in the parking lot. In addition, please be sure not to climb on the shade structures that are currently in place, please remind your children to be safe as they are playing at the park. The county is in the process of refurbishing several picnic tables for the park which will be arriving soon. Thanks for your patience, we're almost there!

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.

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:

<https://www.paymentservicenetwork.com/login.asp?acct15968>

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