

Melody Ranch HOA



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READY FOR A CHANGE?

A quick reminder if you are looking to make some alterations to your home... 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.



LITTERBUGS

It has come to our attention that we are having an issue at the mailboxes. Sometimes your mail is rubber banded together at the mailbox. Unfortunately, some people are dropping the rubber bands on the ground and forgetting to pick them up. If they are on the ground, the mail carrier will not pick them up (she is not paid to pick up after you). If you want to put your rubber bands back in your box for the post office to reuse them, feel free to do so, but please do not leave them on the ground. Help us keep our neighborhood a clean and desirable place to live.

TRASH CANS

Homeowners, please remember to haul your trash cans back up to your house after they have been emptied by the sanitation company. The covenants require that they be stored out of sight except on trash day. This is the most prevalent violation in Melody Ranch. Thank you for your time and attention to this issue.

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. 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 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. When found, an illegal connection will be charged by the ISD for the cost of discovery and any damages caused to our systems which can run into the thousands of dollars. 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.

In an effort to maintain consistency, we would ask homeowners to be sure that in burying these lines to the ponds and ditches that the area is put back to its original state. That is to say that if irrigation lines are cut, they be repaired, if grass or soil is upset, that it be raked, filled and replanted. Please "leave it like you find it." All proposed work must be submitted to the HOA Board for approval prior to any work being done. In addition, we would ask you to submit records of the work you have done and the materials you have used to Grand Teton Property Management to place in your lot file. Feel free to contact Demerie with any questions you may have about this process. Thank you for your cooperation in this matter.

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. The HOA can maintain said property in the event that the homeowner does not comply. This is Tier Three Violation, \$250 fine

~ Exterior Fires. There shall be no exterior fires whatsoever except barbecue fires contained within designated receptacles, i.e.: grills. This is Tier Four Violation, \$300 fine

WATER QUALITY REPORT

We have received the annual water quality report. It is posted on the website. You can access this report as well as those from years' past on the website:

www.melodyranchhoa.com

Go to the CC&R tab and drop down to "Water Quality Reports". From there you can select which year you would like to view. If you have any questions, please do not hesitate to contact Demerie at Grand Teton Property Management.

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 15th. June is candy month – what better excuse to go ahead and indulge that sweet tooth. Thankfully, you can balance the sweets with some more healthy choices, as it is also Fresh Fruits and Vegetables Month. Since we are now in the swing of summer, be sure to take time to play and take advantage of the wonders and beauty that Jackson Hole provides. What a beautiful playground we live in – enjoy!



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, JUNE 17, 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, JUNE 11, 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

JUNE 26, 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.