

- Melody Ranch HOA -

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SCHOOL VACATION SPEED LIMIT - 15 MPH!

Spring is upon us and the children are outside playing. Please be conscious of your vehicle speed through Melody Ranch Subdivision. The speed limit is 15 MPH. Please be sure to tell your guest the speed limit in Melody Ranch.

MELODY PARK UPDATE

The HOA board did meet with County representatives to review the approval, design, funding and construction schedule for the neighborhood park last month. The County is committed to developing the park through this complex process with construction to begin no later than May 2012.

ANNUAL MEETING

Thank you to all of the homeowner's who attended the annual meeting. Please contact GTPM if you have any questions or comments from the meeting.

LANDSCAPE / DAMAGE DEPOSIT

Please take a look at the website to see if you have a landscape/damage deposit still - www.melodyranchhoa.com - homeowner information - landscape deposit. There is \$47,500.00 that belongs to the homeowners. The board would like to see all of the homeowners finish their landscape and receive their deposit back. Please contact GTPM if you have any questions.

MAIL BOX UPDATE FROM JACKSON POSTMASTER

"Starting June 1st, 2011 the residents of Melody Ranch will be charged for their (in-town) PO Box service. On June 1st, 2011 we will proceed to give those that still have a PO Box, a notice for payment and they will have until June 30th, 2011 to pay their box rental. If payment is not received by June 30th, 2011 their PO Box will be locked until payment is received. If a resident decides to move their mail to Melody Ranch after they pay the PO Box fee, we will reimburse for whatever full quarter remains on their billing cycle."

Tammy Halstead - Postmaster

NOTE: the HOA is planning to have the local mailboxes at each entry installed by June.

COVENANT CORNER From the Rules & Regulations

- ❖ Please note that any improvement made to a property must first be presented to the ARC for approval. A written application is required. These are available online. At no time should improvements be made without approval. Landscape changes also need approval from the Landscape Design Committee through an application process as well.
- ❖ 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.**

IMPROVEMENT AND SERVICE DISTRICT

As part of transferring ownership of the open space and infrastructure (roads, water and sewer systems) from the developer to the homeowners association (HOA) – we are in the initial process of forming an Improvement and Service District (ISD) for our subdivision and two other small subdivisions that we provide water and/or sewer connections to. As our neighbors in Rafter J, Bar Y, Gross Ventre Butte and Teton Pines have done – the process would move our valuable infrastructure under the control of this to-be-formed ISD. Improvement service districts (ISD) give communities outside of municipal boundaries the opportunity to purchase, construct or repair road, sewer and water systems with a combined financial effort. An ISD establishes an authority that is responsible for these improvements. Decisions are made locally and in open meetings to allow public input and notification to property owners of the status of the district’s operation. The most important advantage of an ISD – is that it would have access to state and federal grant monies to replace and improve our infrastructure which the HOA does not. In addition ISD’s have the power to borrow money from the state at preferential low costs in order to finance a major repair or replacement program – if we found ourselves in that position. We have, and continue to, set aside capital reserves responsibly to preclude any future large assessment to replace or repair our major systems. Like Rafter J and other examples in the valley – the end result would be an elected HOA board and structure to administer the design guidelines, open space, conditions covenants and restrictions (CC&R’s) and other homeowner matters. An elected ISD then manages the owner’s infrastructure (roads, sewer and water) – the two entities will work hand in hand. Bottom line – we are currently only in the initial process as part of transition. Since the formation requires notification and voting by each and every lot owner to form a district – We are currently in the initial process as part of transition and a detailed letter explaining the entire ISD formation process and rationale will be sent to members this spring. Since the formation also requires notification and voting by each and every lot owner to form a district – we are just taking this opportunity again to alert membership that we continue to proceed with the process.

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 inquires. They can be reached at 307.733.0205

MARK YOUR CALENDAR.....

Typically the Board of Directors meets the third Tuesday (March 15th) 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 (March 10th) 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.

MONTHLY BOD AGENDA

Thinking about coming to a Board of Directors Meeting? The Board will update the website www.melodyranchhoa.com – Board of Directors Business – BOD Meeting Agenda - the Friday before the meeting with the agenda.

SPRING CLEANING

Please do not sweep dirt into the streets at Melody Ranch. The only sections that will be swept this spring are the entrances (Bus Stops) and intersection.