

Melody Ranch HOA



Volume 6, Issue 3

March 2014

ISD? HOA? WHAT'S THE DIFFERENCE?

Many of you may have noticed a separation in recent communications over the past few months for Melody Ranch distinguishing the HOA and ISD. Both the ISD and HOA boards are comprised of homeowners in Melody Ranch, and each of these boards have the best interest of Melody Ranch at hand. The difference lays in the responsibilities and duties of each group. The ISD, or Improvement and Service District, for Melody Ranch is responsible for the roadways, water and sewer lines. They control snowplowing, water supplies, road signs, speed bumps, and other items pertaining to these three main categories. They are a quasi-government entity, and therefore receive dues from the homeowners in the form of property taxes and water use fees. The HOA is responsible for the rest of Melody Ranch including the ponds, RV Storage, irrigation, landscaping, covenants etc. Fees for the HOA are taken from your HOA dues, which are billed to you monthly. You will see information about both the HOA and the ISD on your Melody Ranch website. If you have any questions, Demerie Northrop at Grand Teton Property Management is your "point person" for both of these groups. Feel free to contact her at any time.

SNOW REMOVAL

It is official; Teton County has experienced the second snowiest February in history. In fact, there were only three days in February without measurable accumulation, according to Jackson Hole Mountain Resort. Not only did we receive record amounts of snow, we have also seen warm temperatures producing an unusual amount of melting snow. We appreciate your patience and understanding as we work with the snow removal company in a continued effort to keep the streets clean and drivable. The Melody Ranch ISD, who maintains control of the roadways, will be discussing how to improve the snow removal process at their next board meeting on March 11th.

ANNUAL MEETING

Thank you to all of the homeowners who attended the annual meeting. We would like to welcome Alan Nevius, the newest member of the Board of Directors. He has replaced Bob Hammond, who, after many years of serving on the board has stepped down. We thank him for his time and service to the board and are thankful that Bob will remain on the ARC as well as on the board of directors for the Melody Ranch ISD. We would also like to thank Mark Heineken for extending his service on the board of directors. He replaced Andy Salter last fall when Andy moved from Melody Ranch and Mark has done a wonderful job as his replacement. Thank you to everyone for what you do to help make Melody Ranch a wonderful place to call home.

For those of you not in attendance, the membership voted to approve the 2014 budget which included an increase in HOA dues as well as in RV Storage fees. You will see these increases on your March statement.

If you have any questions or comments from the annual meeting, please do not hesitate to contact Grand Teton Property Management. We should have draft minutes from the meeting posted to the Melody Ranch website soon. www.melodyranchhoa.com

WEED SPRAYING

If you own a vacant lot and would like to be responsible for spraying your noxious weeds this year, please notify Demerie at Grand Teton Property Management. If you opt to have the HOA do your spraying, the cost will be \$50 per application and it is done three times over the summer. If we do not hear from you by **March 31st**, we will assume you want us to spray and you will see the charges on your monthly statements.

COVENANT CORNER

~ Holiday decorations including Christmas lights, wreaths and garland should be removed in a timely manner after the holiday has passed. Christmas lights shall be allowed from Thanksgiving Day until **February 15th**. This is Tier One Violation, \$25 fine.

~ 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. This is a Tier One Violation, \$25 fine.

NEW COMMITTEES

At the annual meeting, we discussed a future for the Old Sales Office as well as the possibility of welcome signs at the entrances to Melody Ranch. If you are interested in these discussions, please contact Demerie at Grand Teton Property Management as two new committees will be forming to work on these ideas.

DID YOU KNOW?

March 1st marks the meteorological beginning of spring – but someone forgot to tell Mother Nature about that little fact. So while we, in Wyoming, continue to shovel our way out of our homes, we can relish in the fact that with Daylight Savings starting on March 9th and the official beginning of spring on March 20th, we will see grass and sunshine soon. Until that time, we will enjoy some spring skiing, St. Patrick's Day and the start of spring break. Don't forget to recognize that it is also American Red Cross month and International Expect Success Month as well! Good luck on your basketball brackets...



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)

All emails can be sent to:

info@melodyranchhoa.com

Please contact Tina Korpi or Demerie Northrop at Grand Teton Property Management to address any inquiries at: 307-733-0205

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, MARCH 18, 2014

4:30

GRAND TETON PROPERTY MANAGEMENT

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON OUR WEBSITE: WWW.MELODYRANCHHOA.COM

ARCHITECTURAL REVIEW COMMITTEE

THURSDAY, MARCH 13, 2014

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

ISD

MARCH 11, 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.