

- Melody Ranch HOA -

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MELODY RANCH GRAVEL PIT

Melody Ranch Investments I, LLC is seeking approval from the county for a Special Use Permit (SUP) that will allow gravel extraction and crushing to occur at the existing gravel operation commonly known at the Melody Ranch Pit across from the trash transfer station. Currently operated for extraction only under a temporary permit, Melody Ranch is applying for a SUP to operate a Level 1 Gravel operation independently from the Melody Ranch Planned Unit Development. If you wish to read the full application, here is the web address:
<http://www.tetonwyo.org/AgencyTopic.asp?topicID=250820>

This application will be reviewed in a public meeting before the Teton county planning commission on Monday, May 24 at 6 pm at 200 So. Willow, Teton County Administration Building; Commissioners Chambers. A full staff report will be available about one week before the first public hearing at:
http://www.tetonwyo.org/minutes/default.asp?dept_id=plan

The Teton County Gravel Study 2009 Update accepted 12/15/2009 can be found at:
<http://www.tetonwyo.org/plan/docs/StaffReports/2009/MFS2009-0051/GravelStudy12-15-9.PDF>.

The board encourages our homeowners to learn about the permit application, understand the public review process, and participate.

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.

LOOKING FOR VOLUNTEERS

The landscape review committee is looking for a couple volunteers to review homeowners' landscape. Please contact GTPM if you are interested at 733.0205. Landscape reviews will start June 1st.

SEHERR-THOSS GRAVEL PIT

On May 17 at 11:15 am the Teton county commissioners will again meet in executive session with its legal council to consider bringing legal action against the unpermitted and contested Seherr-Thoss quarry operations. In August 2009 the HOA board formally expressed its and the homeowner's concerns on the unpermitted extraction and gravel crushing operations at the quarry which immediately abuts our sub-division to the west. The county commissioners meet in executive session last in December to consider legal action - with no action taken. The HOA board has pointed out to the commissioners the quarry's continued lack of compliance with both the state and county regulations. We hope the county will now finally move forward and enforce the land development regulations.

TIPS FOR A GOOD YARD

Its springtime and that means time to get your yard ready for a fun summer. Time to clean up the yard, clear out last year's growth, and set the stage for a green and flower filled yard this year. A few items to remember....

Lawn care - Be sure to apply fertilizer to your lawn. Fertilizer can be applied by itself or a weed and feed fertilizer can be put down to kill broadleaf weeds like dandelions. Keep your lawn watered. Watering during the heat of the day is less efficient than watering at night or early morning due to evaporation. Set the timers on your irrigation system to water light in the spring and fall, and heavier in the heat of the summer.

Weeds - We all have to keep weeds in our yards and flowerbeds in check. Pulling weeds is one way. Spraying weeds is another. Be sure to use the right spray for the job. Use a broadleaf killer in your yard that won't kill grass, but does kill broadleaf weeds. Use the same in your beds only on weeds. Roundup is good in beds for spot applications, but never in your yard as it will kill the grass too.

Trees - Keeping your investment in your trees is important. Be sure to have your trees sprayed and fertilized to keep them healthy and strong. Several companies offer this service in the valley, or you can do it yourself.

Beds - Every few years, additional bark is needed to cover up your beds. Bark decomposes over time and fresh bark is needed to keep the beds looking good and keeping out the weeds. Weed mat can help, but keeping a proper depth of bark works just as good in keeping weeds out. Plus it looks great.

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

or pay online at:

<https://www.paymentservicenetwork.com/login.asp?accrt15968>

Be sure all emails are sent to:
info@melodyranchhoa.com

Please contact Cynthia, Robbi 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 (May 18th) 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 (May 13th) 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.

All meetings are held at Grand Teton Property Management located at 610 W. Broadway, Ste 203. Please let GTPM know if you would like to be put on the agenda.
