

Melody Ranch HOA

Volume 5, Issue 5

May 2013

SCHOOL BUS SAFETY

PARENTS - We have a problem with the school bus drop-off and pick-up, especially in the mornings, at the first entry into our subdivision on Melody Ranch Drive. Now that the weather is nice we would strongly encourage you to walk or bike to the bus stop. If you must insist on driving then for the safety of your children and for your neighbors trying to leave Melody Ranch in the mornings, we ask that you adhere to the rules of the road. PLEASE slow down and watch for children. If you are dropping your child off, please face your vehicle in the proper direction, and remember to look before you pull out, as there are other cars and kids on the roads. Please do not to block access to the mail boxes, as there may be residents trying to check their mail. Do not drive on the grass as it causes issues for the landscaping and sprinklers. There is no parking allowed on the west side of Melody Ranch Drive - we have that signed. If you want to drive, we strongly encourage you to use the school bus stop near the county Park and Ride area on Palomino and Sage Meadows Drive where there is adequate parking in the County lot. The school bus always stops here to pick up and drop off children. We must use common sense, our kids are at risk. If we continue to have problems the HOA board will consider abandoning the Melody Ranch Drive pick-up spot and go back to using South Park Loop Road instead. For the Kestrel Lane school bus stop please do not park on the road at any time. There is now adequate parking in Munger View Park if you insist on dropping off or picking up your child by car. We have a signed easement with the County to use the park for this purpose in order to get cars off the road in this location. The County will be landscaping the corner lot at Balsam and Kestrel Lanes this summer where some of you have been parking previously - so it is best to change your habits now. Thank you for your attention to this very important matter.

WEED SPRAYING

Hello vacant lot owners! It is time to make a plan about those pesky and noxious weeds that plague us every summer. Vacant lot owners, Wyoming Landscape Company will again provide the service of spraying for weeds in your lots. The cost will be \$150 per lot for 3 applications throughout the summer. If you would like to have your weeds sprayed by a different service provider, please contact GTPM with your bill or commitment from them. If we do not hear from you by May 30, 2013, we will proceed with spraying your lot and will charge your account for the service.



MELODY STORAGE AREA

As we enjoy the change of seasons in Jackson Hole, from winter to mud, we ask that if you are currently using the Melody Ranch storage area that you go in and do a quick check of your spot. As a reminder, this area is for the storage of trailers, boats, campers, ATVs and other similar items. Please note that the storage rules prohibit the storage of building supplies, bikes, lawn equipment, trash, etc. Grand Teton Property Management will be cleaning up the storage area the week of May 13th. Non-storage compliant items will be taken to the dump, so please make sure you get there beforehand to check your area. If you no longer need your storage space, there is a waiting list of homeowners that would like it. If you fall into that category, please let Demerie know at GTPM. If you do not have a space but are currently storing something in the RV Storage area, please remove it as soon as possible, to avoid having your item either towed or disposed of.

HELP WANTED

Do you have something to offer your neighbors? The architectural review committee is looking for a couple individuals who are interested in serving on that board. The ARC meets once a month, as needed, to review plans submitted by homeowners wanting to build, remodel and add on to their properties. Call GTPM if you are interested.

CURB STOP

The emergency water shut off to your home is commonly called a curb stop. Last summer and fall we located the majority of the curb stops in Melody Ranch and painted them blue. We have also located them via GPS coordinates and then mapped them into a GIS system. However, there are about thirty homes whose curb stops were not found as they are likely buried in the landscaping. Letters were sent out to those of you from whom we need 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. If you received one of these letters, please be sure to 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. After July 1 the HOA will contract with a service to find and bring to the surface any missing curb stops. The bill will be charged to the individual homeowner. If you have questions about the possible location of your curb stop, GTPM has a map with estimated locations indicated on it.

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, MAY 21, 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, MAY 16, 2013

GRAND TETON PROPERTY MANAGEMENT

4:30 PM

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

ISD

MAY 29, 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.

YOUR BOARD OF DIRECTORS...

President – Rich Bloom

Vice President – Bob Hammond

Secretary – Andy Salter

Treasurer – Nancy Hoffman

Member at Large – Kristine O'Brien

Please feel free to contact your board with any questions or concerns about the neighborhood. They are here for you.

DID YOU KNOW?



May is named for the Roman goddess Maia, who represents spring and growth. It is the month to celebrate our mothers on May 12, teachers during the week of May 6-10, and fallen servicemen on May 27th for Memorial Day. It is Family Wellness Month, Mental Health Awareness Month and National Hamburger Month. It is a month full of festivities including Cinco de Mayo, the Kentucky Derby and May Day. For those of us in Jackson Hole it has long marked the celebration of Old West Days and the beginning of summer. Happy May!!

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. Patio/deck furniture is allowed in season however ladders, canoes, firewood, old appliances, etc. are not to be stored on porches.

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.

BEFORE YOU START...

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.

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.paymentservicenet.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