

- Melody Ranch HOA -

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PARKING ON ROADS

Winter is here and we need to make sure homeowners are having their guest(s) park in their driveways. Parking on Melody Ranch Roads is not allowed, especially long-term or overnight.

SNOW PLOWING

Wyoming Landscape Contractors (WLC) will be plowing the roads at Melody Ranch. Please contact GTPM with any questions or comments with the snow plowing. WLC will only be sanding the bus stop intersections. WLC will be maintaining winter access to all fire hydrants and internal pathways. Snow removal from homeowner's driveways should not be put in the street.

LANDSCAPE INSPECTIONS

Landscape inspections are done until June 1st, 2011. Thank you to the four volunteers who did the inspections. They did a great job!!! Please look at the website to see if you still have a deposit in the account.
www.melodyranchhoa.com - homeowner information - landscape deposit.

MARK YOUR CALENDAR.....

Typically the Board of Directors meets the third Tuesday (November 16th) 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 (November 11th) of each month the Architectural Review Committee meets at 4:30. All items need to be returned in by noon the Friday prior to the ARC meeting.

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

UPDATE ON ONLINE PAYMENTS

For those of you who have set up PSN to deduct from your checking account automatically, it no longer has to be a set dollar amount. Now the system can deduct whatever your current balance is each month. To set up an account for recurring auto withdrawal for the current balance due, place a "0" (zero - no dollar sign, no decimal point, no quotation marks, no spelling of the word zero) in the "amount to be withdrawn" box. In order to change this, the balance has to be at a \$0.00 amount before the system will allow any editing to the account profile. Please call GTPM if you have any questions or need clarification.

COVENANT CORNER

From the Rules & Regulations

- ❖ Firewood is to be stored behind a fenced enclosure or “out of sight” from the road and neighboring properties view at all times. **Please see Article 5 - 5.6 in the CC&R’s.**
- ❖ 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 Thanksgiving Day until February 15th.

DIRECT LIGHTS

As we head into winter and we use outside lights more, we all need to be aware that Melody Ranch and Teton County do not allow direct lighting. Everyone should check their house to make sure they are not the offenders of this rule. If your neighbors have bright lights, let GTPM know so it can be corrected.

OPEN SPACE

It has come to the Boards attention that some homeowners are maintaining (mowing and weeding) and some are even occupying the open space with personal yard decorations, such as benches, fountains and fire pits. The Board of Directors are fine if you would like to occasionally mow the tall grass or do supplemental weeding, however the Board is not fine with homeowners occupying the open space.

STORAGE AREA

Please remember the storage area is to store trailers, boats, campers, snowmobiles etc. It is NOT to store lumber, bikes, lawn equipment, snow blowers etc. Please remember to shut and lock the gate once you exit the storage area.

NEIGHBORHOOD PARK

The park planned in the southwest corner of the Melody Ranch subdivision is getting attention from various county officials. Recently, the HOA board has worked with the Parks & Recreation Department to send out a survey to gather opinions and desires of the people who live in the vicinity of the park. The area that is considered to be in the vicinity is anyone within one mile of the park location as the Parks & Recreation Department uses that as a standard of determining who will use the park the most. The vast majority of those homes are in Melody Ranch. In addition to that survey, several homeowners have contacted elected officials to express their opinions - predominately for the park, but a few against the park.

The Parks & Recreation Board is meeting on November 4th to prepare for a December meeting in which they will decide what will be in their 5 year capital plan that then will be presented to the elected officials. The HOA board is planning on attending this meeting to ensure that the Parks board knows that there is a nearly completely positive opinion amongst our home owners to get the park started as soon as possible.

Our already submitted and documented legal opinion is that the park is a County requirement in the PUD and that there is money in escrow that will be returned unless the County completes the park by 2016, and that there are over 500 homes in the South Park area that do not have easy access to a park without driving to the nearest park 4 miles away in Cottonwood Park. The HOA board encourages all home owners to keep in contact with their elected officials to express their opinions. Email your commissioners at commissioners@tetonwyo.org or leave a voicemail at 733-8094.