

- Melody Ranch HOA -

Volume 3, Issue 10

October 2011

CURB STOPS

As some of you may know; during the transition work a study was done on the adequacy of the culinary water system including the number of wells that feed the system. In that study it was noted that the water system is providing a substantial amount of water above and beyond what is being billed to current homeowners. One possible cause of this discrepancy could be leaks in the water system. Since the system is still owned by the Development Company, they have hired a company to perform a leak detection study. As part of the pending leak detection work, which has already started, Jorgensen & Associates engineers will be going through the subdivision finding all the curb stops. A curb stop is the valves that connect each house to the water main near the street. There are approximately 400 of these curb stops on the water system and every house has one.

Please be aware that this work has already started.

To find the curb stop to each lot, Jorgensen may need to dig through lawns or landscaping. They will be as neat as practical; however it has been their experience from past searches that landscaping done by homeowners often covers the curb stop by as much as a foot of soil. The curb stops are part of the water system and are to be accessible for emergency purposes.

CONTINUED....

They plan on exposing each curb stop and marking the location with blue paint and possibly a 12" stake painted blue. We ask that these markings remain until the leak detection operation is complete in mid October.

After the leak detection study the stake can be removed, however all homeowners are required to maintain access to the curb stops. Some options to do this are a pipe with a lid or a valve box which can be installed over the curb stop. This will maintain access and still allows the landscaping to look good at the same time.

If a homeowner does not maintain access to the curb stop, any costs to find the curb stop in the future will be billed to the homeowner.

LEAK DETECTION WORK

Jorgensen Engineers will be working on the leak detection throughout Melody Ranch **October 11th through the 14th**. Please turn off irrigation systems during the day (8am-5pm +/-) and any other major water use (washers, hot tub refilling, etc.) to make the leak detection exercise more effective. Thanks.

EMAIL ADDRESS

Do you want to be emailed with important information on such things as the South Park Bridge closure or work being done in Melody Ranch? If so, please contact Cynthia with GTPM to get put on the email list. GTPM sends out emails with important information to pass along to the homeowners.

SHORT TERM RENTAL POLICY

It has come to the attention of the Board of Directors that a few homeowners are renting their property out for short term rentals. Short term rentals are not allowed by Teton County or Melody Ranch HOA. The following is an excerpt from the CC&R's:

"Each Residential lot shall be used exclusively for residential purposes in accordance with the Teton County Regulations. No commercial, retail or other business activities shall be conducted on or from any residential lot licensed or not."

According to Teton County's Article II: Zoning District Regulations - it states the following:

SECTION 23350. RESIDENTIAL USE LIMITATIONS AND SHORT TERM RENTALS

No residential use shall be rented for less than thirty (30) days unless specifically approved for residential short-term rental. Short term rentals of less than thirty (30) days shall be considered a commercial use. Notwithstanding, developments that have been approved for short-term rentals of less than thirty (30) days prior to the adoption of these Land Development Regulations, or that are in the process and are approved for short-term rental pursuant to Subsection 1440.B, Subdivisions or PUD in process, either by a Conditional Use Permit or a Planned Unit Development, will be allowed to continue such rentals in accordance with Article VII, Nonconformities or in accordance with the CUP or PUD approval, whichever is applicable. These developments with prior approval are: The Aspens (condominiums and single-family homes); Teton Shadows (condominiums only); Teton Village (condominiums and single-family homes); Golf Creek (condominiums only); Jackson Hole Racquet Club Resort Commercial Area (Teton Pines)(sixty-four [64] lodging units); Spring Creek Ranch (up to two hundred [200] units of the 301 dwelling units permitted); and, Crescent H "Fish Lodges" (Crescent H lots 7, 8, and 32). ARUs have a minimum rental period of 90 days (see Subsection 2370.H, Rental Period)."

If you have any questions, please email the Board of Directors at info@melodyranchhoa.com

VACANT LOT OWNERS PLEASE READ

Starting June 2012, Melody Ranch HOA will have Wyoming Landscape Company start spraying the 32 vacant lots for annual and noxious weeds. It will cost each vacant lot homeowner \$150 for 3 sprayings throughout the summer. The Board will give homeowners until May 30th, 2012 to opt out of this service. If a homeowner chooses to opt out, then the homeowner will need to send in a copy of a receipt showing their lot has been sprayed – and/or a commitment from them or a service provider to treat their vacant lots throughout the summer.

HOA PAYMENTS

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 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 (October 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 (October 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.