

Melody Ranch HOA

Volume 5, Issue 10



October 2013

WINTERIZING YOUR LAWN

As we enter and prepare ourselves for the harsh winter months, we sometimes forget about our lawns. Fall lawn maintenance is very important in building up a plant's tolerance to damaging temperature fluctuations and disease.

Be sure you skip pruning during the autumn. This common gardening practice can be harmful to your outdoor space in the colder months. You should refrain from cultivating new growth that will only get destroyed during winter (causing more labor for you in the spring).

Autumn is the most crucial time to fertilize your lawn. The cool fall days slow the plants growth as it starts to store nutrients for the upcoming months. By adding potassium and nitrogen to your yard in the fall, the grass is ready to receive the nutrients and increase its resistance to damaging diseases.

Aeration in the fall allows for the infiltration of fertilizer nutrients, sunlight and air into the roots. This allows for improved root growth and the storage of more nutrients and water necessary to improve the lawn's health and stress tolerance resulting in a higher quality lawn next summer.

For your final mowing of the year, lower your mowing height to 1/2 inch below your summer height to prepare the foliage for winter and avoid damage from disease. If you can leave the mulch clippings on the lawn it will protect the grass and provide valuable nutrients.

It is important to remove all large piles of debris that cannot be mulched. These large piles cannot break down quickly and will damage the lawn by suffocating it. It will also provide a nice, moist home to damaging disease organisms.

Be sure you prep all of your water systems. Shut off all outdoor water systems completely by turning off the water supply at the shut off valve and allow enough time for drainage to avoid damage to your pipes. Not only should you bring in any hoses or sprinklers, but you should also open the outdoor spigot to drain any remaining water from the line. Be sure to cover your faucets with a faucet cover.

Cover your flower beds with burlap to provide extra protection during chilly winter months. To keep your small plants, garden herbs and tender bulbs fresh and alive, plant them in small pots and continue to grow them indoors.

Late fall is a great time to clean out gutters to avoid damage to your home. Remove leaves and twigs from your gutters, and then use a hose to flush out the gutters after you're done cleaning. This will complete the job and show you if you have any leaks that need to be repaired before snow flies.

NO OVERNIGHT PARKING

It has come to our attention that there have been several cars that have been using the parking lot in Munger View Park for overnight parking. Please be advised that this is not permitted. Teton County has recently posted signs stating this policy. If you see a vehicle that is parking illegally in this area, please note the license plate number and vehicle description and contact Demerie at Grand Teton Property Management with that information.

If you witness or suspect suspicious activity occurring in Melody Ranch, please do not hesitate to contact the County Sheriff to respond immediately.

ISD UPDATE

The Melody Ranch Improvement and Service District is up and running. The roads in Melody Ranch have been transferred from the HOA to the control of the ISD. This means that the plowing, speed bumps, and other maintenance and improvements all fall to the ISD going forward. If you have any questions or concerns about the roads in Melody Ranch, please continue to contact Demerie at Grand Teton Property Management and she will address them with the ISD.

SLEDDING HILL

Many of you may have noticed the large pile of dirt that has been growing near the old sales office. While it is currently under construction, this will be the Melody Ranch sledding hill. It has yet to be landscaped and irrigated, but it should provide families with hours of fun come snow-time. It is a work in progress, so please try and keep your distance until the crews are finished. We will keep you posted on its progress.

NEW BUS STOP

From the amount of bikes on Chickadee Circle, it would appear that this new bus stop has been a welcome addition to the neighborhood. We hope that it has reduced the amount of congestion at the entrance to Melody Ranch. We would like to remind everyone to stay alert as the kids get to and from the bus stops for school.



CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, OCTOBER 15, 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, OCTOBER 10, 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

OCTOBER 21, 2013

WELLS FARGO

12:00 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.

DID YOU KNOW?

When one thinks of October, visions of Halloween trick-or-treaters and harvest parties come to mind. It is the month of crisp days and snuggly nights, hayrides, and leaf-watching. October is commonly known as Breast Cancer Awareness month as well as fire prevention month. We celebrate Columbus Day on October 14th; be sure to watch for kids in the neighborhood that day, as there is no school. This is the month commonly associated with candy corn. Did you know that candy corn has been made with the same recipe (sugar, corn syrup and marshmallow) since 1900? One serving of about 30 pieces has 140 calories, the equivalent of three miniature Hershey bars. With 93% of children in America going trick-or-treating, be especially aware on Thursday, October 31 as you drive through the neighborhood for all of the little superheroes and goblins that may cross your path. If those little costumed bodies belong to you, remind them to carry a flashlight and to be aware as they run from house to house.



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. This would be considered a "tier one" violation.

~ 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. Please note that futons do not fall under the category of patio furniture and should not be placed on porches at any time. This would be considered a "tier one" violation.

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. Please add GTPM to your safe sender list to ensure delivery of our emails to you.

NEIGHBORHOOD DIRECTORY

We have been approached by a homeowner who would like to create a neighborhood directory in an effort to foster a better sense of community. If you are interested in having your name and any additional information shared with your neighbors, please let Demerie know at Grand Teton Property Management.

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 GTPM to address any inquiries at: 307.733.0205