

Melody Ranch Homeowners Association



Volume 9, Issue 6

June 2017

SHORT TERM RENTALS

Owners, please remember that short term rentals are not only prohibited in the Melody Ranch CC&Rs, but are also a violation of the land development regulations of Teton County. A short term rental is described as one that is less than 30 days. For the integrity of our neighborhood and our community, please modify any language for any listings including websites (vrbo.com, etc.) to make it clear you are solely renting for 30 days or more and refrain from any short term rentals.

GTPM NEWS

As some owners in Melody Ranch are aware, we will be losing Demerie Northrop, Melody Ranch's HOA Manager, to the sunshine state of Florida this July. We, as the Board of Directors for the Melody Ranch HOA, want to thank Demerie for her exceptional service over the past 6 years. It has been a pleasure working with her -- she has been an outstanding asset for Grand Teton Property Management and Melody Ranch alike. We wish Demerie the best in her endeavors and appreciate all that she has done for the Melody Ranch HOA.

In the same breath, we would like to welcome her replacement, Drew Hayes. Drew has lived in the valley for 10 years, and has been working closely with Demerie since April to ensure a seamless transition. He will be an excellent representative for GTPM as well as Melody Ranch. He is looking forward to working with the owners in Melody Ranch.

READY FOR A CHANGE?

A quick reminder if you are looking to make some alterations to the exterior of your home... 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.



CRAWL SPACE FLOODING

Water in crawl spaces has always been a common occurrence in Melody Ranch. It is due to the combined effect of neighboring ranches flood irrigating along with the spring/summer melt of snow into our water table. Valley ranches have been flood irrigating for a long time and it is part of life in this part of the valley. A side effect of this is a rise in the water table in the general area.

Should you experience rising water on your lot or in your home, it is recommended that you get a sump pump and pump the water into the nearest irrigation ditch or pond. It would be best to hire a licensed plumber to install the sump pump. They will know how to do that correctly -- and legally. It is illegal to pump sump water into the sewer system. Our pumps cannot handle the extra capacity and, in addition, the Town does not want to process sump water along with sewage. The added capacity creates needless cost to the Town. When found, an illegal connection will be charged by the ISD for the cost of discovery and any damages caused to our systems which can run into the thousands of dollars. Please check to see if a previous owner or plumber has hooked your sump pump up to the sewer system and take corrective action if necessary. If you are pumping water onto your lawn or a neighboring empty lot or nearby open space, the water is seeping back into the ground, rejoining the water table and cycling back into your crawl space. To get ahead, you must pump it to an irrigation ditch or pond.

In an effort to maintain consistency, we would ask homeowners to be sure that in burying these lines to the ponds and ditches that the area is put back to its original state. Please "leave it like you find it." All proposed work must be submitted to the HOA Board for approval prior to any work being done. In addition, we would ask you to submit records of the work you have done and the materials you have used to Grand Teton Property Management to place in your lot file. Feel free to contact Drew with any questions you may have about this process. Thank you for your cooperation in this matter.

SUMMER VACATION

School will be out for the summer on June 16th. We would like to remind you that there will be more children playing outside. Please be conscious of your speed through Melody Ranch. **The speed limit is 15 MPH.** Please be sure to remind your guests of our speed limit, and be aware of our smallest residents as they play.

DID YOU KNOW?



June is named after Juno, the Roman goddess of marriage. It is the month known for weddings and it is considered to be good luck to be married in this month. With the rose being the flower of the month, it is no wonder it is so widely used in these ceremonies. The rose is symbolic of romantic love, secrecy, desire, gratitude, mourning, impossible hopes, modesty, joy, love at first sight, innocence, sacrifice and much more. June's birthstones are the pearl and alexandrite, both of which are gemstones that represent loyalty and friendship. The zodiac signs for the month are the quick-witted and clever Gemini and the intuitive and sentimental Cancer. June celebrates Flag Day on June 14th, Father's Day on June 18th and is the month recognized as being National Candy month, National Iced Tea Month and National Fruit and Vegetable Month. As June marks the official beginning of summer we can expect many beautiful sun-filled days here in Jackson Hole. However, Slim Acres may have summed it up the best when he wrote: "Roses are red, violets are blue; but they don't get around like the dandelions do!" Enjoy this warm and beautiful kickoff to summer!

RV STORAGE

Just a quick reminder to those of you with a storage space in the Melody RV lot that there are quite a few homeowners who are still on the waiting list for a spot. If you do not need your space anymore, please notify GTPM so we can pass it to the next family. Also, please keep in mind that the storage area is intended for recreational vehicles and trailers; it is not to be used to store trash, construction equipment, yard gear etc. Please see the storage rules & regulations for a more comprehensive list.

COVENANT CORNER

~ Maintenance of the exterior of the dwelling by the owner shall include, but not be limited to, periodic staining/painting of wood siding and fences, and the landscaping maintenance of yards including weed control, watering and mowing as needed. The HOA can maintain said property in the event that the homeowner does not comply. This is Tier Three Violation, \$250 fine

~ Exterior Fires. There shall be no exterior fires whatsoever except barbecue fires contained within designated receptacles, i.e.: grills. This is Tier Four Violation, \$300 fine

CALENDAR OF EVENTS

BOARD OF DIRECTORS MEETING

TUESDAY, JUNE 20, 2017 AT 4:30

GRAND TETON PROPERTY MANAGEMENT

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON OUR WEBSITE:

WWW.MELODYRANCHHOA.COM

DESIGN REVIEW COMMITTEE

THURSDAY, JUNE 15, 2017 AT 11:00

GRAND TETON PROPERTY MANAGEMENT

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

ISD BOARD OF DIRECTORS MEETING

TUESDAY, JUNE 13, 2017 AT 12:00

GRAND TETON PROPERTY MANAGEMENT

MINUTES AND OTHER IMPORTANT ISD DOCUMENTS ARE POSTED TO THE MELODY RANCH WEBSITE FOR YOUR INFORMATION.

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.

HOA PAYMENTS

All correspondence and payments should be made payable and mailed to:

**The Meadows of Melody Ranch
PO Box 4337
Jackson, WY 83001**

Or, you can also opt to pay online at:
<https://www.paymentservicenetwork.com/login.asp?accrt15968>

Keep in mind that your payment to the ISD must be made separately from your HOA dues and made payable to Melody Ranch ISD. This is for your home's water usage each month.

Please contact Tina Korpi or Drew Hayes at Grand Teton Property Management with any questions: 307-733-0205 or send your email to: info@melodyranchhoa.com