

# Melody Ranch Homeowners Association



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## WINTERIZING YOUR LAWN

As we enter and prepare ourselves for winter, 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 provide a home to damaging disease organisms. Further they cannot break down quickly and will damage the lawn by suffocating it. 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.

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.

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.

## HELP WANTED

We will be looking for someone to replace Teresa Miller on both the Architectural Review Committee as well as the Landscape Review Committee. She has given several years to the development and betterment of Melody Ranch and will be stepping aside this fall. Thank you, Teresa for all of your hard work and dedication.

## BOARD OF DIRECTORS OPENING

The Melody Ranch HOA Board of Directors has said goodbye to a valuable member. Bo Miller is resigning to focus on his work as the Principal of Colter Elementary and a Ph.D. program. We wish him the very best and send him our thanks for his leadership, thoughtfulness, time, and energy he invested into Melody Ranch on behalf of the Homeowners Association.

The board would like to replace Bo this fall. If you are interested in serving the remaining two years of Bo's term, please let Demerie know at Grand Teton Property Management. Your current board of directors are: Todd Ellingson, Flo McCall, Alan Nevius, and Jonathan Robinson.



## ISD PUBLIC MEETING

The Melody Ranch Improvement and Service District, Teton County, Wyoming, will conduct a public meeting at 12:00 P.M., on Wednesday, October 18, 2017, in the Lower Valley Energy downstairs conference room (4000 South Highway 89). The purpose of this meeting will be to allow homeowners to review and comment on the Melody Ranch water supply and system improvements. This project is intended to improve the water system with the construction of an additional water well, improved transmission main, more efficient pumping system, and more reliable isolation valves. The project will result in improved reliability of water supply, additional capacity to meet water demand, improved system operation, a reduction of water lost to leakage, and a reduced potential for damaging water main breaks. This meeting is open to the public. If you cannot attend, written comments are welcome as well and can be sent to Nelson Engineering, Attn: Erik Wachob, RE: Melody Ranch, P.O. Box 1599, Jackson, WY 83001 by 5:00 P.M. on October 17, 2017. The Melody Ranch website will be posting additional information about this matter as well.

## COVENANT CORNER

~ 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. Grills are to be placed on back porches, with the exception of a home not having a back porch. This is Tier One Violation, \$25 fine.

~ Vehicle Parking. All vehicles shall be parked in designated parking spaces on the lot or the spaces provided therefore on multiple dwelling lots. No more than two vehicles may be parked in driveways for extended periods of time. No vehicle may be parked on any street within Melody Ranch or on any yard or common area on individual or multiple dwelling unit lots. This is Tier Two Violation, \$100 fine.

## SOCIAL MEDIA

In addition to the Melody Ranch HOA website, there are two additional options to find out about your neighborhood on the internet. In addition to the NextDoor website which is a private online network available to owners and residents of Melody Ranch, there is also a Facebook page devoted to Melody Ranch: [www.facebook.com/Melody-Ranch-Jackson-WY-569874716390530/](http://www.facebook.com/Melody-Ranch-Jackson-WY-569874716390530/)

If you would like any information about accessing either of these outlets, please contact Demerie at Grand Teton Property Management.

## DID YOU KNOW?

The name of the month of October comes from the Latin "octō", meaning "eight", because in the Roman calendar October was the eighth month of the year. With the adding of January and February at the beginning of the calendar after the Julian calendar reform, October became the tenth month of the year, as we know it today. According to folklore, if the deer have a gray coat in this month you can expect a hard winter. Additionally, if October is warm you can expect a cold February while a rainy October could be indicative of a much wind in December. The last week in October is the only time of the year when all four major North American Sports leagues schedule games the NBA and NHL tend to start up the last week of October while the MLB wraps up the post season and the NFL is in full swing. The last week also brings us the celebration of Halloween. After weeks or maybe hours of thoughtful costume planning, expect to see the neighborhood buzzing with little goblins and superheroes trick-or-treating on Tuesday, October 31<sup>st</sup>. Remind your little ones to carry a flashlight and be careful as they run house to house. Have a wonderful month and enjoy these last beautiful days of fall.



## CALENDAR OF EVENTS

### BOARD OF DIRECTORS MEETING

TUESDAY, OCTOBER 17, 2017 AT 4:30

GRAND TETON PROPERTY MANAGEMENT

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

[WWW.MELODYRANCHHOA.COM](http://WWW.MELODYRANCHHOA.COM)

### DESIGN REVIEW COMMITTEE

THURSDAY, OCTOBER 12, 2017 AT 10:30

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 PUBLIC MEETING

WEDNESDAY, OCTOBER 18, 2017 AT NOON

LOWER VALLEY ENERGY CONFERENCE ROOM

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 Demerie Northrop at Grand Teton Property Management with any questions: 307-733-0205 or send your email to: [info@melodyranchhoa.com](mailto:info@melodyranchhoa.com)