

Melody Ranch Homeowners Association

Volume 10, Issue 5

FAT-FREE SEWERS

Sewer overflows and backups can cause health hazards, damage to your home, and threaten the environment. With this in mind, there are several easy ways to prevent this from occurring at your home. Many times grease is washed into the plumbing system, usually through the kitchen sink. This can create problems as it sticks to the insides of sewer pipes and over time can block the entire pipe. The results can be both expensive and inconvenient: raw sewage can overflow into your home or that of your neighbor, a park or even the street. The potential contact you may have with disease-causing organisms and the operation and maintenance costs for clean up can be daunting.

Be sure to ask your family or any other person in your home to please refrain from flushing cleaning rags and cloths in the toilet. Even the disposable "flushable" cleaning cloths can cause trouble. Additional items that you do not want in your sewer system include fats, oils, grease, cooking oil, flammable liquids, egg shells, coffee grounds, disposable diapers and feminine hygiene products, floss, cat litter, toys, medications, and paint. For a more comprehensive list, feel free to contact Grand Teton Property Management.

SPRING CLEAN-UP

It is springtime and that means time to get your yard ready for a fun summer. As you get ready to clean up the yard, clear out last year's growth, and set the stage for a green and flower filled yard this year here are a few items to remember:

Lawn care - Be sure to apply fertilizer to your lawn. Fertilizer can be applied by itself or a weed and feed fertilizer can be put down to kill broadleaf weeds like dandelions. Keep your lawn watered. Watering during the heat of the day is less efficient than watering at night or early morning due to evaporation. Set the timers on your irrigation system to water light in the spring and fall, and heavier in the heat of the summer.

Weeds - We all have to keep weeds in our yards and flowerbeds in check. Pulling weeds is one way. Spraying weeds is another. Be sure to use the right spray for the job. Use a broadleaf killer in your yard that won't kill grass, but does kill broadleaf weeds. Use the same in your beds only on weeds. Roundup is good in beds for spot applications, but never in your yard as it will kill the grass too.

Trees - Keeping your investment in your trees is important. Be sure to have your trees sprayed and fertilized to keep them healthy and strong. Several companies offer this service in the valley, or you can do it yourself.

Beds - Every few years, additional bark is needed to cover up your beds. Bark decomposes over time and fresh bark is needed to keep the beds looking good as well as to keep weeds out. Weed mat can help, but keeping a proper depth of bark works just as well and it looks great.



Upcoming Events

BOARD OF DIRECTORS MEETING

TUESDAY, MAY 15, 2018 @ 8:45 AM
GRAND TETON PROPERTY
MANAGEMENT

THE MINUTES FOR THESE MEETINGS
CAN BE SEEN ON OUR WEBSITE:
WWW.MELODYRANCHHOA.COM

DESIGN REVIEW COMMITTEE

THURSDAY, MAY 10, 2018 @ 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 BOARD OF DIRECTORS MEETING

WEDNESDAY, MAY 2, 2018 @ 12:00
GRAND TETON PROPERTY
MANAGEMENT

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

PONDS

The board with the help of eight volunteers, who live next to one of the ponds, have formed a pond task force to design a five-year maintenance and repair plan for keeping our ponds healthy and beautiful. The task force will share the results of their five-year plan sometime in the fall.

MAILBOXES

The US Post Office has requested that Melody Ranch provide a neighborhood mailbox for each resident living in Melody Ranch (including Sage Meadows, Glory View and the Melody Townhomes). These boxes were installed this fall and the post office has finally keyed them all. There is a refundable \$10 key deposit but no additional fees or costs. If you are interested in getting a box in Melody Ranch, please let GTPM know and we can provide you your assigned box and key.

HELP WANTED

If you are interested in helping out Melody Ranch and have skills related to building, architecture, or construction you may be the perfect fit for the Design Review Committee. This group meets on a monthly basis to review the plans of homeowners that want to either build a new home, add on to their existing home or make a change to their exterior. If you are interested in lending your expertise please contact Demerie at GTPM. We appreciate your willingness to help keep Melody Ranch the desirable community that it is.

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?acct15968>

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

DID YOU KNOW?

May is the third and final month of spring. It is named for the Roman goddess Maia, who represents spring and growth. It is the month to celebrate our mothers on May 13, teachers during the week of May 4-8, and fallen servicemen on May 28th for Memorial Day. It is Family Wellness Month, Mental Health Awareness Month and National Hamburger Month. It is a month full of festivities including Cinco de Mayo, the Kentucky Derby and May Day. May is a busy month in Jackson Hole as we get ready for the hustle and bustle of summer. May 12th is the annual town clean up and eco-fair. The annual Jackson Hole Elk Fest is on May 19th. Old West Days, the official kick off to summer, will begin on May 25th. This year marks the 37th annual celebration of this event known as "The Last of the Old West." People come from all around to delight in live music, theater, rodeo, food, the mountain man rendezvous and so much more. It is Jackson Hole's tribute to Memorial Day, our time to pay tribute to the brave men and women who have fought and died for our country. Enjoy these last quiet, peaceful days before summer kicks into gear.



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/

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

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

~ 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 is Tier One Violation, \$25 fine.

~ 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 a Tier Three Violation, \$250 fine.