

**From:** Jason Leslie [jasonl@pingoraconstruction.com](mailto:jasonl@pingoraconstruction.com)   
**Subject:** Re: Open Space Landscaping Proposal  
**Date:** August 20, 2018 at 11:44 AM  
**To:** Jonathan Robinson [robinson@wecker.com](mailto:robinson@wecker.com)  
**Cc:** Maria Löfgren [m.lofgren@icloud.com](mailto:m.lofgren@icloud.com)

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Jonathan,  
Thanks for meeting me this morning. Attached is a photo and plan of our request revision.

The following summarizes the changes:

1. Reduced request to 10 trees due to changes since original request
2. Swapped one tree from east extent for one on the west

Regards,  
Jason Leslie  
[jasonl@pingoraconstruction.com](mailto:jasonl@pingoraconstruction.com)



On Aug 17, 2018, at 4:19 PM, Jonathan Robinson <[robinson@wecker.com](mailto:robinson@wecker.com)> wrote:

Jason,

I've been trying to catch you at your building site with no success this week. I usually drive by between 8-9 am and then again around 5 pm (and sometimes at lunch).

The board will vote on whether to untable your proposal on Tuesday.

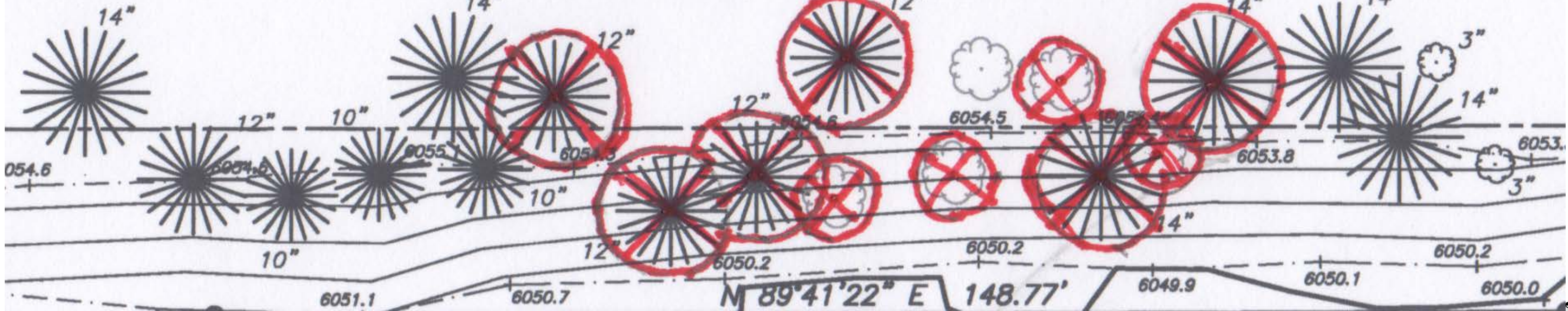
Is there a convenient time to meet you at your property between now and HOA board meeting at 8:45 am on Tuesday? I'd like to review your application and the tree policy with you in light of the changes to the open space since you originally applied.

Thanks,  
Jonathan

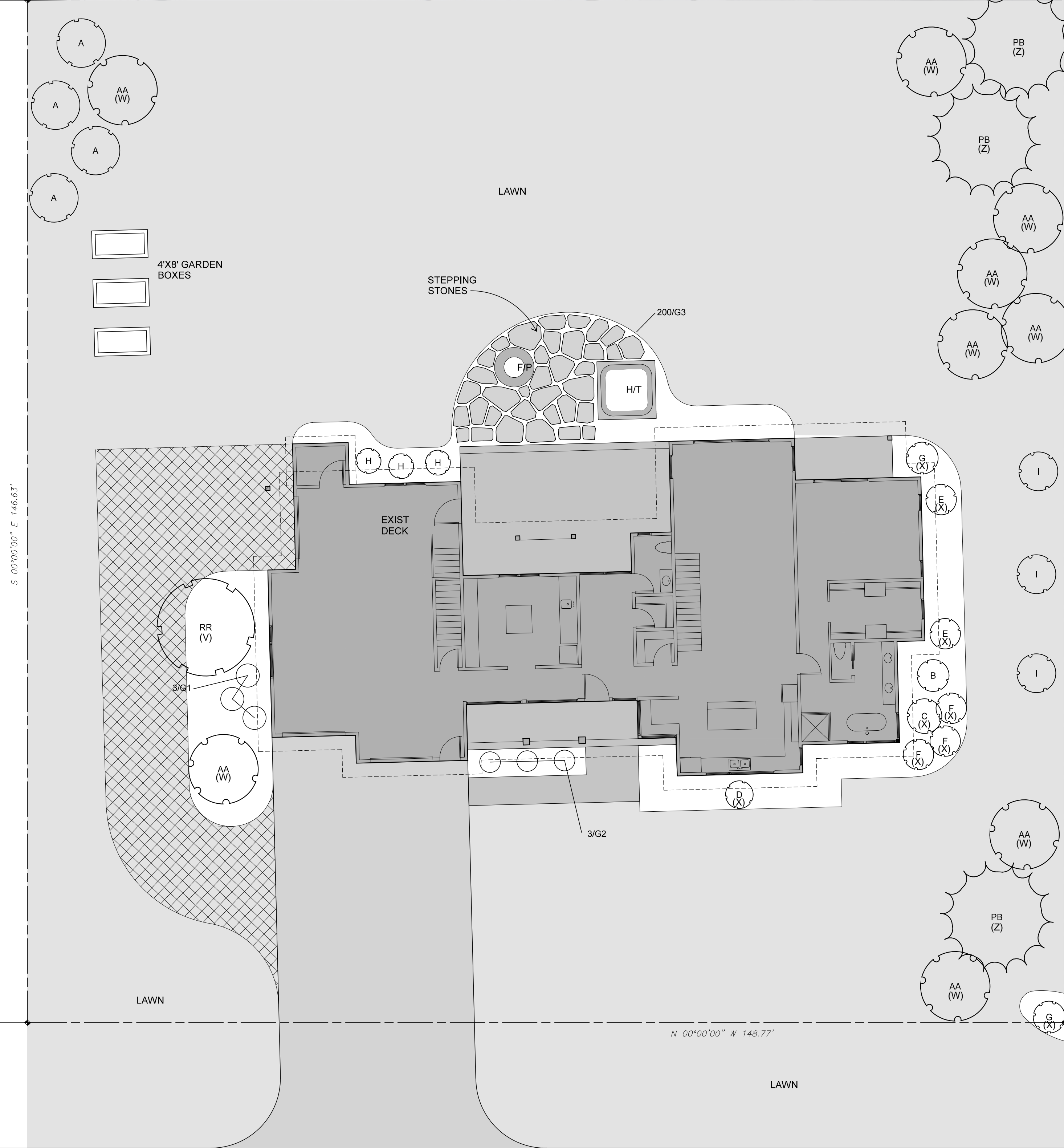
307-203-9590 mobile  
[robinson@wecker.com](mailto:robinson@wecker.com)

<LöfgrenLeslie.pdf>





LOT 204



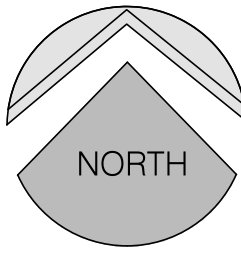
LOT 207

PLANT LIST

Quant	Key	Botanical Name	Common Name	Size
TREES				
9	AA(W)	Acer ginnala 'Multi Trunk'	Amur Maple Multi Trunk	4'-6' 24" B&B
1	RR(V)	Malus 'Radiant'	Radiant Flowering Crab	3"-3.5" B&B
3	PB(Z)	Picea pungens	Colorado Spruce	8'-10' B&B
SHRUBS				
4	A	Cornus sericea 'Sericea'	Red Osier Dogwood	6' B&B
1	B	Cornus stolonifera 'Variegatum'	Variegated Red Twig Dogwood	5'-6' B&B
1	C(X)	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 gal. 18-24"
1	D(X)	Rosa 'Pink Knockout'	Pink Knockout Rose	5 gal. 12-18"
2	E(X)	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal. 12-18"
3	F(X)	Spiraea bumalda 'Gold Flame'	Gold Flame Spiraea	5 gal. 12-18"
2	G(X)	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	5 gal. 12-18"
3	H	Symphoricarpos oreophyllus	Mountain Snowberry	7 gal. 36"
3	I	Syringa vulgaris	Common Lilac	6'-8' B&B
GROUNDCOVER				
3	G1	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.
3	G2	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.
200	G3	Thymus serpyllum 'Annie Hall'	Annie Hall creeping Thyme	4" pot.

LEGEND

AREA OF NEW LAWN

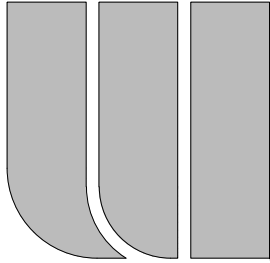


LANDSCAPE PLANTING PLAN

SCALE: 1" = 10'-0"



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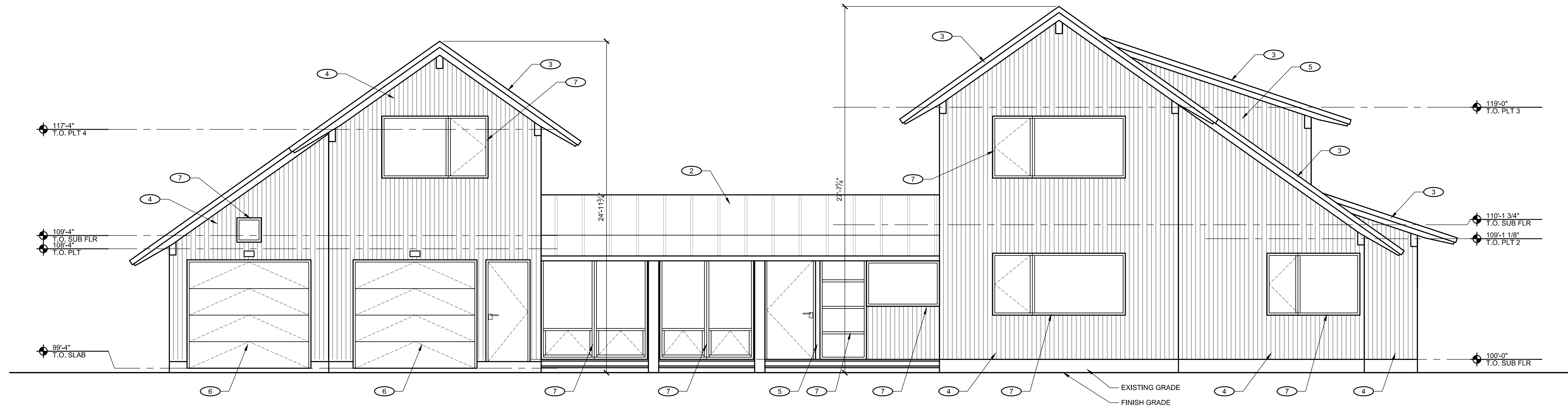
WEAVER & ASSOCIATES PA  
LANDSCAPE ARCHITECTURE - LAND PLANNING  
1605 SOUTH WOODRUFF AVENUE  
IDAHO FALLS, IDAHO 83404  
(208) 529-9504

LOFGREN / LESLIE RESIDENCE

MELODY RANCH SUBDIVISION  
JACKSON, WYOMING

10/04/17  
DRAWING  
NO.:

L1.1

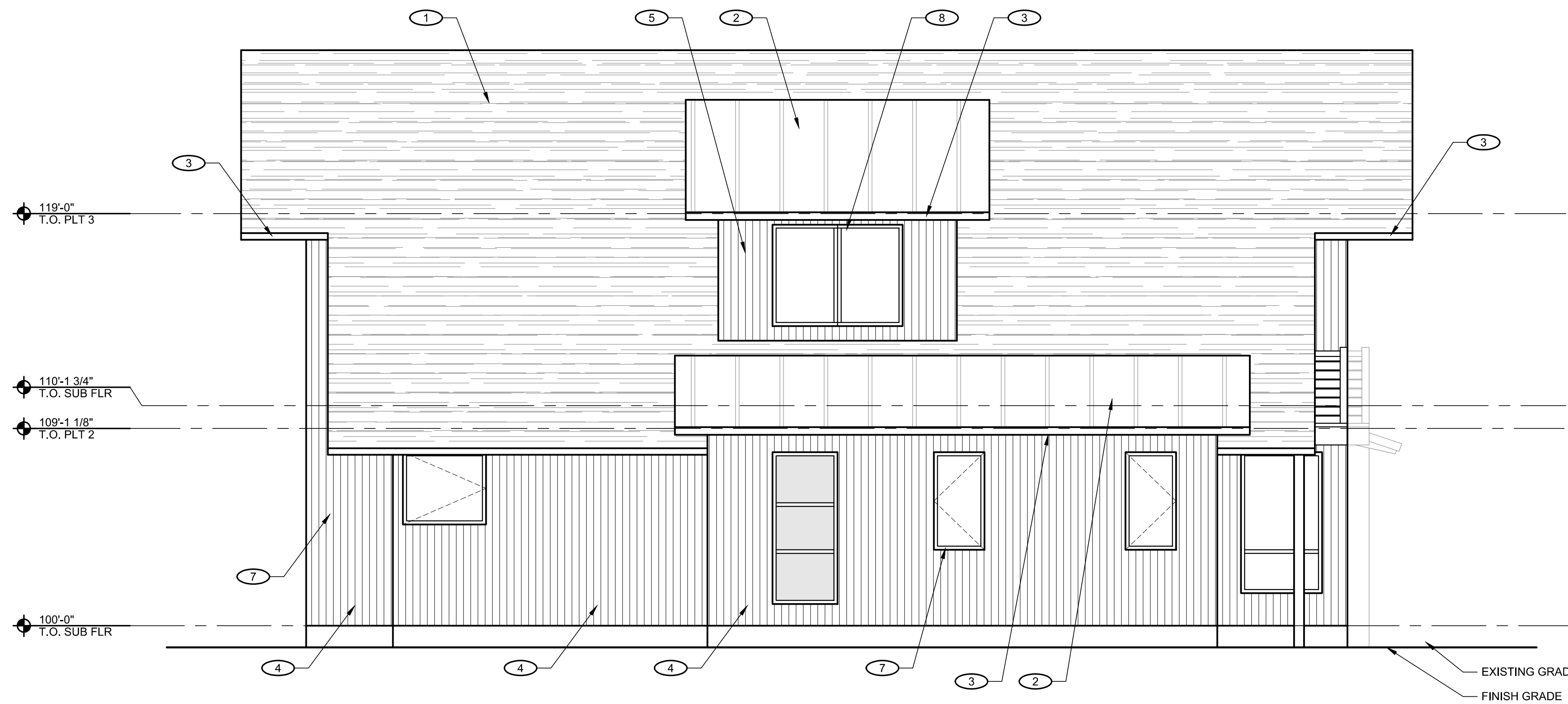


1 SOUTH ELEVATION  
A201

1/4"=1'-0"

# EXTERIOR MATERIALS LEGEND

- 1 DARK GRAY ASPHALT SHINGLE ROOF
- 2 GRAY STANDING SEAM METAL ROOF (AEP 'VINTAGE')
- 3 BLACK DRIP EDGE FASCIA
- 4 1x8 VERTICAL GRAY FIR OR CEDAR SIDING
- 5 BLACK STEEL PANEL SIDING
- 6 LIGHT GRAY METAL GARAGE DOOR
- 7 BLACK ALUMINUM CLAD WINDOWS



2 EAST ELEVATION  
A201

1/4"=1'-0"

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

1268 MELODY CREEK LN  
TETON COUNTY, WY

LOFGREN LESLIE RESIDENCE

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DESIGN  
DEVELOPMENT

10.12.2017  
DRAWN BY | WOLDTVEDT  
CHECKED BY | HOYT  
REVISIONS

SOUTH & EAST  
ELEVATIONS

A201

To be voted on during the December 19, 2017 board meeting.

## APPLICATION FOR MELODY RANCH OPEN SPACE LANDSCAPING

NAME: JASON LESLIE (Please Print) DATE: NOVEMBER 1, 2017  
ADDRESS: 3060 S. STIRBUP DR. JACKSON WY 83001 LOT NO.: 206  
(Street, City, Zip Code)  
PHONE: 307-690-4675 PROPOSED COMPLETION DATE: 5/1/19

For complete information, please refer to the Covenants, Conditions, and Restrictions, (CC&R's), and the Melody Ranch Open Space Landscaping Policy.

Please submit this form with any attachments and photos, **at least 7 days prior** to the HOA Board Meeting (usually the third Tuesday of the month) at which you wish the Board to consider your application. NOTE: Your application must be approved **PRIOR** to any proposed change to the Open Space landscaping. A copy will be returned to you. Use additional sheets if necessary.

Any changes to work approved by the Board may NOT proceed without PRIOR Board approval.

All applications must include the following:

1. A detailed plan (cover letter, map, list of owners within 500 feet of any trees/vegetation to be relocated, removed or trimmed) of proposed landscaping work including a walk through with a Board member or HOA property management staff member.  
Walkthrough Date and Initials:  
☒ Jonathan D. Robinson Initials: JDR Date: 10/22/2017 walk through plan  
(Please Print Name of Board Member / Property Management Staff)
2. Photos of all trees/shrubs to be transplanted, removed, or trimmed. If you intend to transplant/relocate trees, the map should show where those trees will be located.
3. Copies of the written notification of your plan given to neighbors located within 500 (Five Hundred) feet of any trees/vegetation to be relocated, removed or trimmed (the "Notified Owners"). This notice must be given no less than 21 days before the date on which the Board will consider your application.
4. Provide written feedback from all Notified Owners who have received at least 21 days of notification of your proposal. If 30% or more of the Notified Owners oppose your plan, the Board will deny your application.

5. Include a \$300 deposit plus any fees associated with the removal of any trees:
  - a. \$300 per mature tree (spruces, choke cherry, aspens that are 3" or larger caliper or 8' or higher)
  - b. \$100 per smaller variety tree or shrub

☒ \$3600 CHECK 1033  
(Please include total amount of tree removal fees and deposit)

6. Estimated date to begin work: 11/22/17 Estimated date of completion: 5/1/19

**It is understood that all work must be made in accord with the Covenants, Conditions, and Restrictions, Bylaws, and Melody Ranch Open Space Landscaping Policy.**

Acknowledgement of all Notified Owners is required. To expedite the processing of your application, please have each Notified Owner sign in the appropriate place on the back of this form. (see back of page)

Return this form, cover letter, detailed plan with a map, written neighbor feedback to Grand Teton Property Management, *Demerie Northrop*, HOA Administrator, Grand Teton  
dnorthrop@wyom.net, 610 W Broadway #203, Jackson, WY 83001.

November 1, 2017

Melody Ranch Homeowner's Association  
Grand Teton Property Management  
PO Box 2282  
610 West Broadway,  
Suite 203  
Jackson Hole, WY 83001

RE: Application for Melody Ranch Open Space Landscaping

HOA Board:

Maria Löfgren and Jason Leslie submit the enclosed application for Melody Ranch open space landscaping. The conditions of the application have been met:

1. Plan as Enclosed including 3 maps labeled A,B, and C; and application
2. Photos of Trees Labeled A and B
3. The neighbors within 500' have been notified of intent by email with Demerie Northrup copied on communication on October 20, 2017, twenty people emailed. Sample email enclosed.
4. Feedback from Neighbors may be confidential, we've met the condition of notice
5. Enclosed check #1033 for: \$3,600, \$300 x 11 Trees + \$300 deposit
6. Earliest removal will be November 22, 2017, request approval remains open until May 1, 2019 to allow flexibility

We are receptive to relocating trees and other options, provided there is no additional cost incurred. It has been suggested that ideal time for removal is between November - April. An extended completion date is requested in the event there is cause to defer to next season for transplant. However, it is assumed removal will be easier prior to construction. Thank you for your consideration in this matter.

Regards,



Jason Leslie  
Pingora Construction Management



Teton County, Wyoming

<http://maps.greenwoodmap.com/tetonwy/mapserver/map#zct=1172436690/139344870&lyr...>

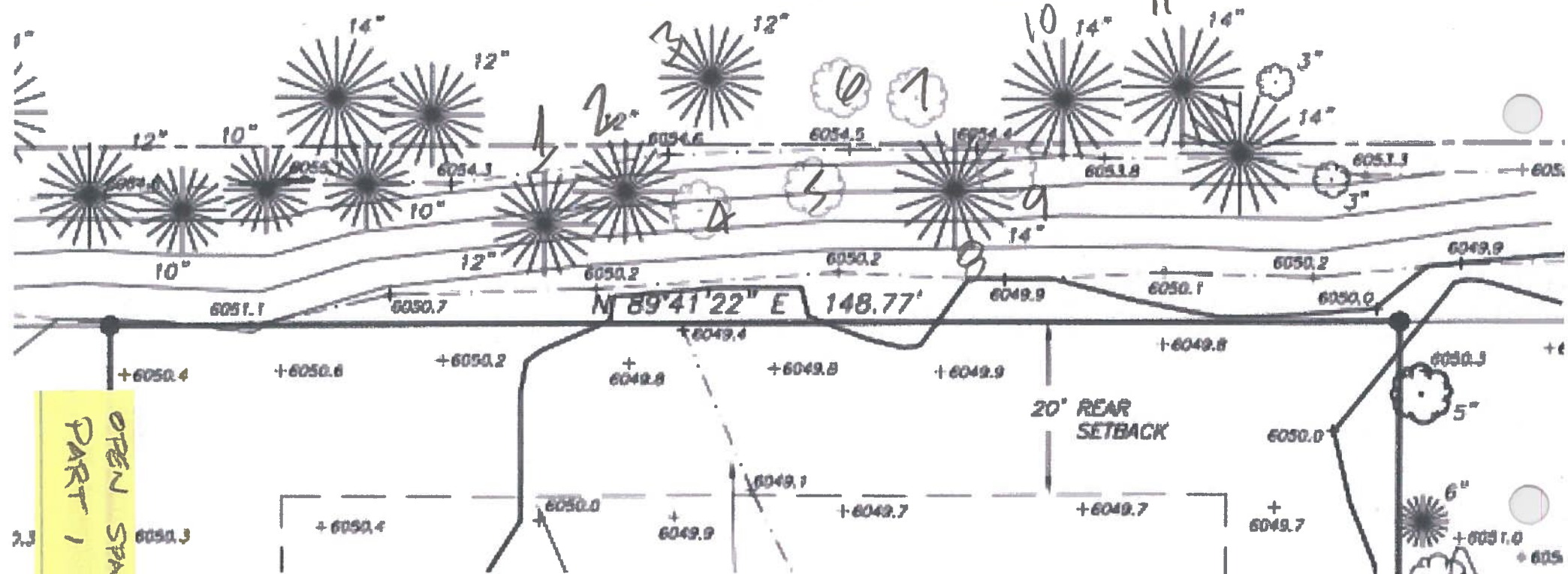


1 of 2

10/19/17, 10:34 AM

OPEN SPACE LANDSCAPE  
PART 1 MAP B

# RECREATIONAL OPEN SPACE





1 2 3 4 5 6 7 8 9 10 11

OPEN SPACE LANDSCAPE  
PART 2 PHOTO A

1 2 3 4 5 6 7 8 9 10 11



OPEN SPACE LANDSCAPE  
PART 2 PHOTO B

From: **Jason Leslie** jasonleslie@msn.com  
Subject: **Proposed Tree Removal Near Lot 206 Melody Ranch**  
Date: **October 31, 2017 at 10:15 AM**  
To: flo@flomccall.com  
Cc: **Maria Löfgren** m.lofgren@icloud.com, **Demerie Northrup** dnorthrop@wyom.net

JL

Dear Neighbor,

We are working on the design of our new house on Lot 206 in Melody Ranch, with intent to break ground this spring. We wish to remove trees in the open space bordering the north edge of our lot. The Melody Ranch Home Owner's Association has an application process to allow such removal and we are pursuing the process.

We are required to inform neighbors within 500 feet of trees proposed for removal of our intentions. The policy allows us to remove up to thirteen trees as the space sits today. Attached is an aerial photo including our floor plan with the trees selected for removal boxed in red. They are also marked with orange tape on site. We are requesting approval to remove eleven to improve our view from the living spaces. If you oppose the action, you have 21 days to inform the Homeowner's Association Board. If you have concerns, we hope you will share them with us as well.

Of course, we hope you will support our request. We believe the impact to our neighborhood is minimal. Thank you for your time and consideration.

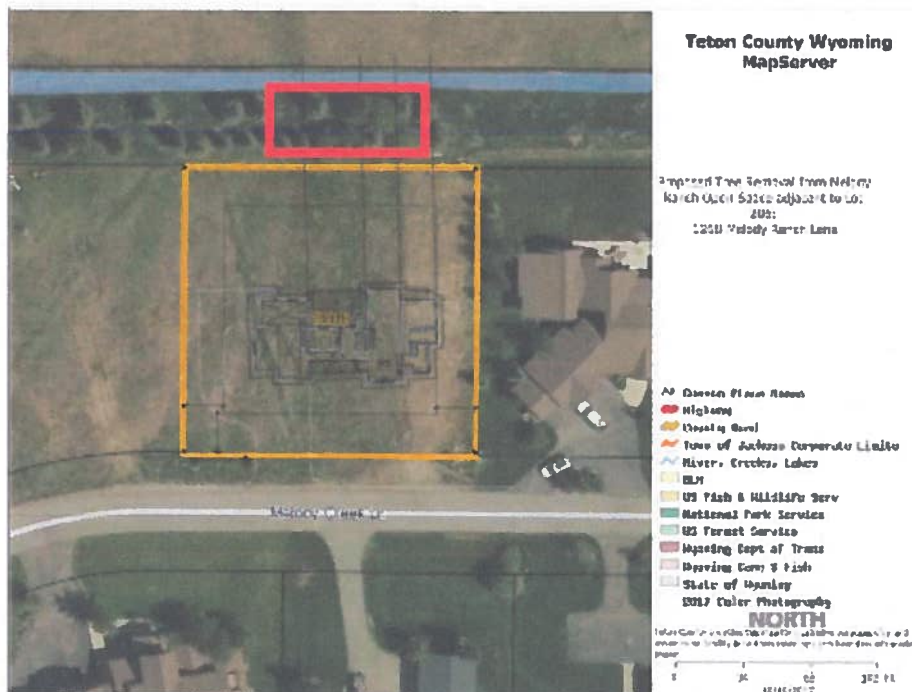
Sincerely,

Jason Leslie 307-690-4675

Maria Löfgren 307-690-4260

Teton County, Wyoming

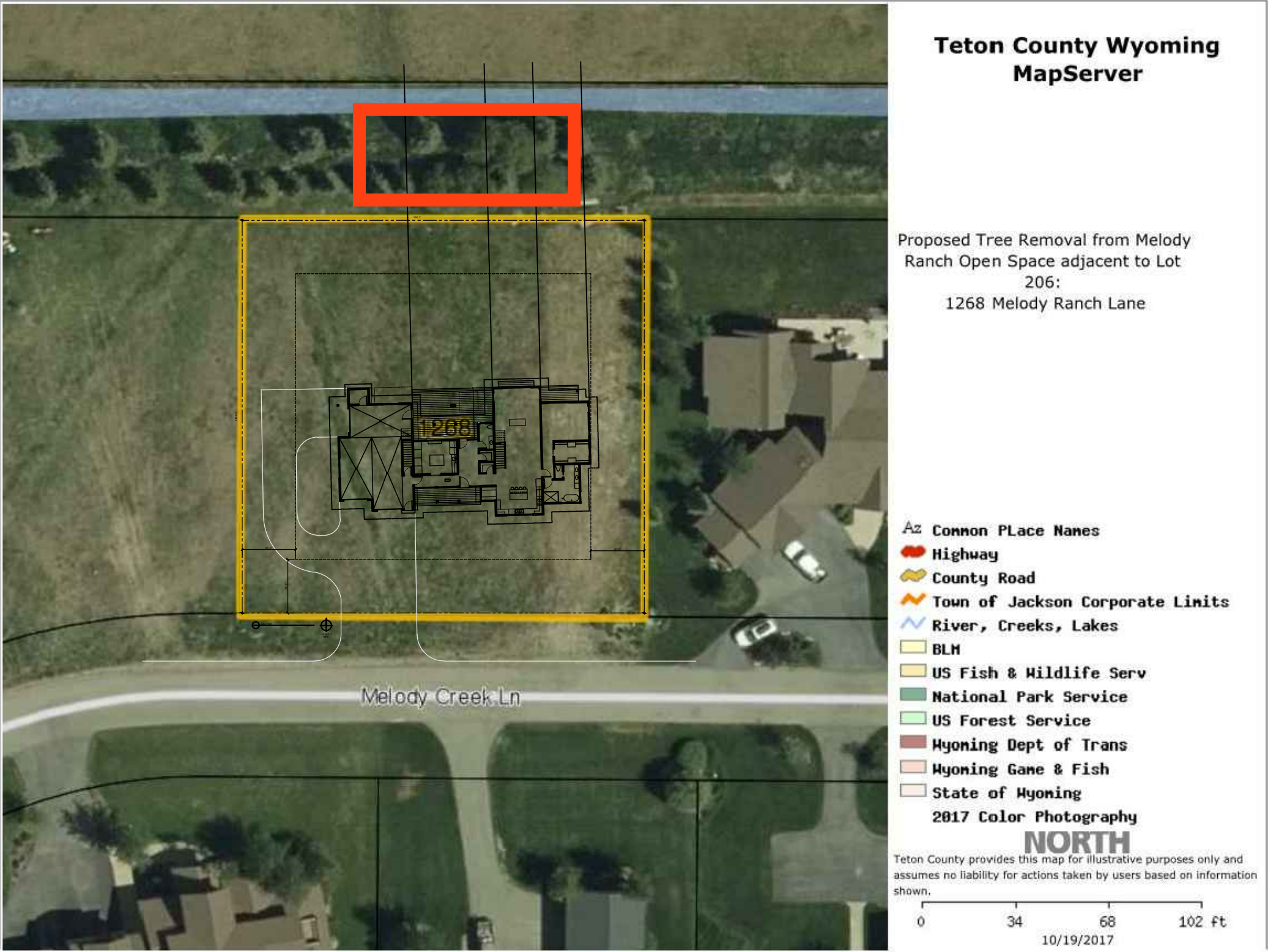
<https://maps.google.com/maps/@43.6694117,110.3610117>



1 of 2

10/31/2017 10:34 AM

OPEN SPACE LANDSCAPE  
PART 3: SAMPLE NOTICE



**List of Neighbors Notified by Email on 10/31/2017 or  
sent a certified letter on 11/6/2017 if they did not reply  
by 11/6/2017**

- 1 BRIGHTON, PETER
- 2 CRAWFORD REVOCABLE TRUST
- 3 DRIEWER, CHAD L. & LISA B. TRUSTEES
- 4 ELLINGSON, TODD H. & MAUREEN A.
- 5 HEE, CARL H. & HERRICK, BARBARA
- 6 KANTOR, AVI & RACHEL
- 7 KERR, KAVAR TRUSTEE
- 8 MATER, JERRET R. & LUX, MARCIA L.
- 9 MAY, VALERIE HART REVOCABLE TRUST
- 10 PHILLIPS, FLORENCE M. & WAYNE
- 11 POOLE, DAVID P. & HEATHER E.
- 12 ROBINSON, JONATHAN D. REVOCABLE TRUST
- 13 ROOP, PAUL S. & SPENCER, ELIZABETH A.
- 14 RYAN REVOCABLE TRUST
- 15 SULLIVAN DEVELOPMENT, LLC
- 16 VATTER, FREDERICK D. & JILL M.
- 17 WEBER DEVELOPMENT, LLC
- 18 WEISMAN REVOCABLE TRUST
- 19 WILSON, ERIC & MARIA LIVING TRUST