

# Melody Ranch

## Homeowners Association

Volume 11, Issue 3

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### Upcoming Events

#### **BOARD OF DIRECTORS MEETING**

TUESDAY, MARCH 19, 2019 @ 8:45 AM  
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, MARCH 14, 2019 @ 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**

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

### **DOG REMINDERS**

With this newsletter you are also receiving a letter from the board of directors in regard to the increase in dog issues that have been reported in Melody Ranch. This matter will be discussed at the annual meeting and we would love your attention to this matter. As always, feel free to contact Grand Teton Property Management with any questions or clarifications you have about this process, or the letter.

### **ANNUAL MEETING**

Please mark your calendars for the upcoming Annual Meeting for Melody Ranch. It will be held on Monday, March 4, 2019 at 5:30. We will meet at the Community Bible Church located 1450 South Park Loop. You should have already received the packet of information with letters from the President of the board of directors, as well as a tentative budget. Please be sure to return your proxy and, if you cannot attend, indicate to whom you are giving your proxy. We hope to see you all there

### **WEED SPRAYING**

If you own a vacant lot and would like to be responsible for spraying your noxious weeds this year, please notify Demerie at Grand Teton Property Management. If you opt to have the HOA do your spraying, the cost will be \$50 per application and it is done twice over the summer. If we do not hear from you by March 31<sup>st</sup>, we will assume you want us to spray and you will see the charges on your monthly statement.

Teton County Weed and Pest has opportunities available to come to your home and show you what needs to be treated and how. They also have backpacks available to loan and has the correct spray on hand for you to purchase at a 50% discount. You can contact Mark Deluge, the Landowner Program Coordinator directly with your questions 733-8419.

### **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?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](mailto:info@melodyranchhoa.com)

## DID YOU KNOW?

March comes in like a lion and goes out like a lamb – unless, of course, you live in Wyoming! While we enjoy the last full month of skiing and other winter sports, we anxiously await spring break and green grass. Spring officially begins on March 20<sup>th</sup> this year. That is the day when the sun shines on the equator for the Vernal Equinox giving us a near 50-50 split of day and night. March, or in Latin, Martius, was named for Mars, the Roman God who was regarded as a guardian of agriculture and the god of war. Daylight Savings will begin on March 10<sup>th</sup> – don't forget to "Spring Forward" that night. March marks Women's History Month, American Red Cross Month and Fire Prevention Month. It is also the month to get your hoop on and pick your favorite college basketball teams to represent during March Madness. That means that this month is the best for basketball in the United States and the worst for work productivity. It is predicted that American companies will lose \$19 billion in wages paid to unproductive workers spending company time on betting pool priorities. Selection Sunday will be on March 17<sup>th</sup> so get ready to make your lucky picks as tip off of the first game will be March 19<sup>th</sup>. Good luck!



## 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.

## Covenant Corner

~ Holiday decorations including Christmas lights, wreaths and garland should be removed in a timely manner after the holiday has passed. Christmas lights shall be allowed from Thanksgiving Day until **February 15th**. This is a Tier One Violation, \$25 fine.

~ Noxious and Offensive Activities. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done or placed thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance or annoyance to other Owners in the enjoyment of their Lots, or in their enjoyment of common areas. This would be considered a Tier Two, \$100 fine.

~ 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 a Tier One, \$25 fine.

*The Meadows of Melody Ranch*  
*Homeowner's Association*  
PO Box 4337  
Jackson, WY 83001  
(307) 733-0205 / (307) 733-9033 Fax

February 27, 2019

Dear Homeowners,

There has been a recent surge of issues arising from dogs in Melody Ranch. Specifically, dogs being “off-leash” and attacking or jumping on people. We have also received reports of dog feces not being cleaned up and dogs on the ski track.

Numerous reminders have been placed in the monthly newsletter outlining owners’ obligations to leash and restrain their dogs and to clean up and remove dog feces. However, the rise in calls and complaints is creating the need for a more direct communication with all owners about the rules regarding dogs, consequences of disregarding the rules and what you, as a community, need to do to help eliminate the issues.

The CC&Rs for Melody Ranch clearly state in Article 5.5:

**5.5 Domestic animals or fowl.**

No domestic animals or fowl shall be maintained on any Lot other than not more than two generally recognized house or yard pets, provided, however, that such animals shall at all times be restrained or leashed, and subject to such limitations as may from time to time set forth in the Bylaws of the Association, which may reduce the allowable number, restrict the type of pet, or require that such pets be confined indoors. Pets shall be fed indoors or, if fed outdoors, shall be fed in a manner as not to become a wildlife attractor. If any animals are caught, identified chasing or otherwise harassing livestock, wildlife, people, vehicles or bicycles, the Board shall have the authority to have such animal or animals impounded at any available location, and shall assess a penalty against the owner of such animal or animals of \$250 plus all costs for impoundment. If any such animal or animals are caught or identified chasing or harassing wildlife, livestock, people, vehicles or bicycles on a second occasion, the board shall have the authority to have such animal or animals impounded or destroyed, the determination of disposition being the sole discretion of the Board. In the event that such animal or animals are not destroyed, the Board shall assess a penalty of \$500 per animal, plus costs of impoundment. On a third violation, in addition to the forgoing penalties, the offending animal or animals shall be removed from the subdivision. No owner of any animal or animals impounded or destroyed for chasing or harassing livestock, wildlife or people shall have the right of action against the Board or any member thereof, for the impoundment or destruction of any such animal or animals. In addition, violation of these restrictions on a third occasion may result in the termination of the right to keep pets on the property at the sole discretion of the Board

The Rules and Regulations lay this out in more simple terms:

1N. Dogs are to be restrained or leashed within the community at all times. This includes while walking, running and bicycling on all roads and common areas within the community.

3G. Domestic Animals. No domestic animals or fowl shall be maintained on any lot other than not more than two generally recognized house or yard pets.

3H. Unrestrained dogs can lead to issues with wildlife and problems with other homeowners in the association. In the event of issues with wildlife or children, dogs must be restrained at all times.

Pet Fines, as defined in the CC&R's:

First Violation: If any animals are caught or identified chasing or otherwise harassing livestock, wildlife, people, vehicles or bicycles, the Board shall have the authority to have such animal or animals impounded, and shall assess a penalty against the owner of such animal or animals of \$250.00 plus all costs of impoundment.

Second Violation: If any such animal or animals are caught or identified chasing or harassing wildlife, livestock, people, vehicles or bicycles on a second occasion, the Board shall have the authority to have such animal or animals impounded or destroyed, the determination of disposition being the sole discretion of the Board. In the event that such animal or animals are not destroyed, the Board shall assess a penalty of \$500.00 per animal, plus all costs of impoundment.

3<sup>rd</sup> Violation: On a third violation, in addition to the foregoing penalties, the offending animal or animals shall be removed from the subdivision. No owner of any animal or animals impounded or destroyed for chasing or harassing livestock, wildlife or people shall have the right of action against the Board or any member thereof, for the impoundment or destruction of any such animal or animals. In addition, violation of these restrictions on a third occasion may result in the termination of the right to keep pets on the property in the sole discretion of the Board. **Please see Article 5 - 5.5 in the CC&R's.**

There could also be legal consequences to owners of pets who injure people.

It is imperative that all owners take responsibility for their pets and ensure that they are in compliance with Melody Ranch's CC&Rs and Rules. The Melody Ranch board of directors and our property management company are not equipped or qualified to act as dog catchers. In addition, by the time the board or the property management company is contacted about an unrestrained dog, it is often too late to address the issue. We are therefore asking that any owner with a complaint or who sees an unrestrained dog in Melody Ranch chasing or otherwise harassing livestock, wildlife, people, vehicles or bicycles contact Teton County animal control (307)733-2331. If you do contact animal control, please follow up with a call or email to Grand Teton Property Management to report the incident.

Owners are responsible for their pets. We are hopeful that heightened awareness of this ongoing issue will result in owners being more cognizant of their pet responsibilities.

If you have any questions about these rules, please do not hesitate to contact us. The board would like to encourage responsible pet ownership and help make Melody Ranch a safer place for everyone.

Thank you,

The Meadows of Melody Ranch HOA Board