

Melody Ranch Homeowners Association

Volume 11, Issue 4

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. That is to say that if irrigation lines are cut, they be repaired, if grass or soil is upset, that it be raked, filled and replanted. 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 Demerie with any questions you may have about this process. Thank you for your cooperation in this matter.

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 Landscape Review or Design Review Committees. These groups meet 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 and to have any landscaping approved on new construction. 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.



Upcoming Events

BOARD OF DIRECTORS MEETING

TUESDAY, APRIL 16, 2019 @ 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, APRIL 11, 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

THURSDAY, APRIL 11, 2019 @ 1:30
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.

KIDS AT PLAY

As the snow melts and the temperatures begin to rise, 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.

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?

When April arrives our hearts are usually full of thoughts of renewal and fresh beginnings. These are the days when the sun is shining ... it may bring us April showers too. It is thought that the name April comes from the Latin word meaning "to open" which is symbolic of trees and flowers opening at springtime. In England there are many cuckoo festivals. The arrival of the cuckoo bird in April is a signal that spring has arrived. April is national kite month, when more than 700 kite events are expected to take place around the world. Legend has it that the first kite was flown centuries ago by a Chinese farmer who tied a string to his hat to keep it from going aloft. April is also noted as being National Poetry Month as well as the anniversary of Paul Revere's famous midnight ride in 1775 and the sinking of the Titanic on April 15, 1912. April is also National Humor Month which was started in 1976 by humorist Larry Wilde. This observance serves to heighten public awareness of humor's health benefits. Laughter has been proven to reduce stress and pain, relax the muscles, boost morale, increase blood flow, strengthen your immune system and enrich your quality of life. In honor of April being humor month: What do you call a bear standing in the rain? A drizzly bear! Happy April!



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.

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.

~ No Structures or Improvements. No buildings, structures, or improvements of any nature shall be placed, erected altered, or permitted to remain on any recreational open space area. This includes but not limited to the following: fencing (real or invisible), private landscaping (except with ARC prior approval), **trampolines**, storage sheds, etc. This is a Tier Three Violation, \$250 fine.

~ 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. This is a Tier One Violation, \$25 fine.