

# MELODY RANCH

## HOMEOWNERS ASSOCIATION



May 2020 Newsletter

Volume 12, Issue 5

### 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.

### 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.

**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.

### Help Wanted

If you are interested in helping Melody Ranch and have skills related to construction, architecture, or landscaping 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.

## 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.

## Kids At Play

As 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.

## Did You Know?

May is named for the Roman goddess Maia, who represents spring and growth. It is the third and final month of the season of spring. People born in May are more likely to achieve higher success and more love in their life. This could be related to the month's birthstone, the emerald, which is emblematic of love and success. In Old English the name May translates as "Tri-Milchi" meaning 3 milks because the grass had become so lush and green that you could milk the cows three times a day! It is the month to celebrate our mothers on May 10, teachers during the week of May 4-8, and fallen servicemen on May 25<sup>th</sup> for Memorial Day. It is Family Wellness Month, Mental Health Awareness Month and National Hamburger Month. While our community and our world are experiencing so many changes in our daily lives, it is our hope that you continue to stay safe, be well and take care of yourselves and your families.



## Upcoming Events

### BOARD OF DIRECTORS MEETING

TUESDAY, MAY 19, 2020 AT 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, MAY 14, 2020 AT 10:30 AM 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 13, 2020 AT 1:30 PM  
AT GRAND TETON PROPERTY MANAGEMENT

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON OUR WEBSITE: [WWW.MELODYRANCHHOA.COM](http://WWW.MELODYRANCHHOA.COM)

## 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/>

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

## 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.