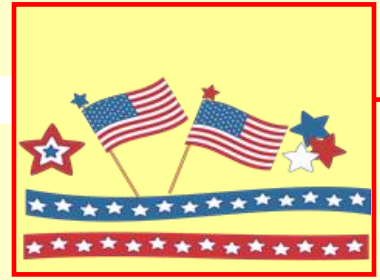


MELODY RANCH

HOMEOWNERS ASSOCIATION



July 2022 Newsletter

Volume 14, Issue 7

ISD Water Billing Change

Ground Water Pumping

Owners, please remember that the pumping of ground water into the sewer system is a violation of the rules for Melody Ranch ISD. The ISD has taken a hard line of this violation as the consequences of pumping into the sewer system instead of to an irrigation ditch or pond can precipitate a sewage spill by overwhelming our systems. Please note that if the sump pump from your home is connected to the sewer system it must be immediately stopped and rerouted. Contact Grand Teton Property Management for the correct procedures. **Any home found pumping ground water into the sewer will be fined \$2500 for the first offence - plus the cost of discovery which is already being assessed to violators.** Thank you for your attention to this important matter.

No Swimming

The Melody Ranch Board of Directors would like to remind all homeowners and their guests that the ponds located within Melody Ranch are not to be used for swimming, boating, or fishing. This is a requirement by the insurance company to reduce your fees and reduce the HOA's liability exposure to possible accidents. Signs are posted by each pond as a reminder. Thank you in advance for your cooperation and compliance.

The ISD Budget Hearing was held on June 29, 2022 at 5:30pm. Beginning on July 1, 2022 a new tiered water billing system will be implemented. This new billing will encourage high water users to conserve water while very low water users will have a minimum fee to help keep the system operational. Water fees pay for the operation and maintenance of the system. These fees will not be used for large capital improvements. The new billing is as follows:

BASE FEE: \$5.00 – Billed each month for each home connected to the system

TIER 1: \$2.10 – For every 1000 gallons used up to 60,000 gallons

TIER 2: \$3.00 – For every 1000 gallons used above 60,000 gallons

This past year the water was billed at \$1.70 per 1000 gallons and it has been several years since there has been an increase in use fees to cover the operation and maintenance of the water and sewer systems.

Typically, your water bill will be in Tier 1, unless you use a lot of water for irrigation. Please check your sprinkler system for ways to save water. Smart systems adjust watering based on temperature and rain. As trees and bushes mature, they need less watering than one newly planted. Small leaks add up to a lot of water not applied in the way you intended.

The Melody Ranch ISD is still working to develop a third well on the system.

Please contact Debbie Lutz at 307-733-0205.

Help Wanted

The Melody Ranch Improvement and Service District is seeking to fill a Member Position.

This position will run from now until the annual meeting in 2024. If you are interested, please contact Debbi Lutz, dLutz@gtpmjh.com.

Covenant Corner

~ Vehicle Parking. All vehicles shall be parked in designated parking spaces on the lot or the spaces provided therefore on multiple dwelling lots. No more than two vehicles may be parked in driveways for extended periods of time. No vehicle may be parked on any street within Melody Ranch or on any yard or common area on individual or multiple dwelling unit lots. This is Tier Two Violation, \$100 fine.

~ Zoning Regulations. No lands within the Subdivision shall ever be occupied or used by or for any structure or purpose or in any manner which is contrary to the Melody Ranch Final Development Plan as approved by the county Commissioners of Teton County, WY. This includes the provision of "No Fireworks". This is a Tier Four Violation, \$300 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?

While we have finally gotten a taste of summer-like weather, there are a few fun facts about this season that you may not know. July, also known as National Ice Cream month, is the most popular month for eating ice cream. Americans will consume an average of 5 ½ gallons of this refreshing treat every year. Vanilla is the most popular flavor with chocolate a distant second. Watermelon is the summer's favorite vegetable; yes I said it is a vegetable, not a fruit as commonly thought (it is part of the squash and cucumber family). This juicy favorite is 92% water and the average US Citizen will eat 15 pounds of watermelon a year. Did you know that the Eiffel Tower in Paris grows by more than six inches in the summer due to the expansion of the iron on hot days? Have you ever wondered how hot it is and not had a thermometer nearby to find out? Considering a cricket's chirp fluctuates with the temperature, if you count a cricket's chirp for 15 seconds and add 37 you will get the approximate outdoor temperature in Fahrenheit. What a spectacular month for barbeques, fireworks, outside fun and games. While you are out celebrating, please take our best wishes for a safe and enjoyable summer!



Upcoming Events

BOARD OF DIRECTORS MEETING

TUESDAY, JULY 19, 2022 AT 8:45 AM
ZOOM

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

DESIGN REVIEW COMMITTEE

THURSDAY, JULY 14, 2022 AT 11:00

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

TBD

THE MINUTES FOR THESE MEETINGS CAN BE SEEN ON
OUR WEBSITE: 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 through the Com Web Portal at Comwebportal.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 Charley Boyton at Grand Teton Property Management with any questions: 307-733-0205 or send your email to: 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.