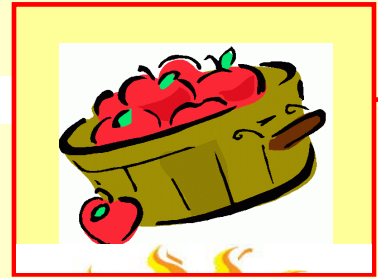


MELODY RANCH

HOMEOWNERS ASSOCIATION



September 2022 Newsletter

Volume 14, Issue 9

Tree Trimming

Thank you to those homeowners that live at intersections and throughout Melody Ranch. Please keep in mind that the first 12-15' of your road front landscaping is in fact part of the road lot and the HOA/ISD may need to use that to improve road safety. If you planted trees or shrubbery along the roadway we have an obligation to make sure they do not overhang the roads or block driver visibility. From time to time, it may be necessary for those to be trimmed back to improve visibility on the roads. If you have been keeping up with this job your efforts are much appreciated. There may be an occasion when it is necessary for our landscaping crew to come in and be more aggressive in pruning. We will contact you if there is a problem and work with you to either perform the needed trimming yourself or have our landscape crew do it.

Covenant Corner

~ 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

~ There shall be **no exterior fires** whatsoever except barbecue fires contained within designated receptacles, i.e.: grills. This is a Tier Four Violation, \$300 fine plus applicable legal fees.

ISD Water Billing Change

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.

Helpful hint... You can reference your water on your sewer bill from the town. Just remember that it is 1000 gallon increments.

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.

School Days

Residents, please be aware that it is time for the kids to head back to school. The first day of school is right around the corner. With that in mind, please be alert, and keep your eyes open in the morning and afternoon as kids head to and from school and the bus stop. Drive slowly – **the speed limit in Melody Ranch is 15 mph.**

If you are dropping your child off at the bus stop, please do not park on the grass or in the open space while you wait. Remember to be patient and courteous during these busy moments of the day. Let's all work together to keep the smallest residents of our neighborhood safe.

Did You Know?

Did you know that many cultures call this month the "harvest month" or the time of harvest. Speaking of which, why shouldn't you tell secrets on the farm? Because the corn has ears, the potatoes have eyes and the beanstalks. August was named in honor of Augustus Caesar. It has 31 days because Augustus wanted as many days as Julius Caesar's month of July had. The extra day was taken from February. The month of August is often referred to as the "dog days of summer" but not because of pet pooches. Many people think this phrase stems from the fact that dogs tend to be on the lazy side during these hottest days of summer. However, it has to do with the star Sirius, also known as the dog star, which rose at the same time as sunrise during the month of August in ancient Roman times. It is said that if the first week in August is unusually warm, the coming winter will be snowy and long, and that for every fog in August there will be a snowfall. While I prefer not to speak of the "S-word" in the midst of such a beautiful summer, the hint of autumn's cool mornings are near. Have a wonderful month!



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 Comweb Portal.

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 Deb Lutz 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.

Upcoming Events

BOARD OF DIRECTORS MEETING

TUESDAY, SEPT 20, 2022 AT 8:45 AM
ZOOM

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

DESIGN REVIEW COMMITTEE

THURSDAY, SEPT 15, 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