

MELODY RANCH

HOMEOWNERS ASSOCIATION



November 2022 Newsletter

Volume 14, Issue 11

Rules and Reg's Reminder

Holiday Décor: 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.

Getting Ready for Winter

With Snowplowing season upon us, we would like to remind you to be courteous and patient with the snowplow drivers. They work to make our roads passable during the winter months.

Exterior Fire Reminder

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.

Watch for E-Bikes

There have been a few close calls within Melody Ranch between e-bikers and vehicles. Please remember that e-bikers should follow the rules of the road while occupying the road. Please stop for stop signs and be cautious around people walking in the neighborhood. Together we can keep Melody Ranch a safe place to live.

ISD Water Billing Change

Beginning on July 1, 2022 a new tiered water billing system was 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.

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 property's view. This is Tier One Violation, \$25 fine

~ Dogs are to be restrained or leashed within the community at all times. 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.

RV Storage

Just a quick reminder to those of you with a storage space in the Melody RV lot that there are quite a few homeowners who are still on the waiting list for a spot. If you do not need your space anymore, please notify GTPM so we can pass it to the next family. Also, please keep in mind that the storage area is intended for recreational vehicles and trailers; it is not to be used to store trash, construction equipment, yard gear etc. Please see the storage rules and regulations for a more comprehensive list.

Did You Know?

There are many activities that come to a halt in November, as we progress into the cold winter months. In fact, it is sometimes referred to as the 'wind month' because it is the time when the cold winds begin to blow. However, in ski country, many of you are just gearing up and getting excited for the snow that is sure to come. Many of us look forward to two very specific November activities. Eating and shopping. Thanksgiving will be celebrated on the 25th of the month this year. While some may be bellied up to the table gorging on turkey, stuffing, mashed potatoes, cranberries and pumpkin pie, countless others are preparing their shopping lists for Black Friday as the count down until Christmas is officially started (29 shopping days in case you were wondering). So, whether the football games, leftovers, or early bird specials are your thing, have a very happy and restful Thanksgiving holiday with those who are near and dear to you.

Upcoming Events

BOARD OF DIRECTORS MEETING

TUESDAY, NOVEMBER 15, 2022 AT 8:45 AM
ZOOM

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

DESIGN REVIEW COMMITTEE

THURSDAY, NOVEMBER 10, 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 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 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.