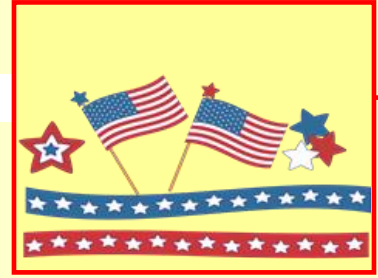


# MELODY RANCH

## HOMEOWNERS ASSOCIATION



July 2023 Newsletter

Volume 15, Issue 7

### Road Clearance Trimming

### 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 roads within Melody Ranch are owned and maintained by the Melody Ranch ISD. As such the roads are within "road lots" owned by the ISD. These lots extend into most homeowner yards. It's not unusual for owners to think their property extends to the edge of the roadway. With a few exceptions that is not the case. Over the years owners have installed trees and plants along the roadways within the road lots. In doing so the owner is responsible for maintaining the shrubs and trees in a manner that does not interfere with vehicle traffic such as automobiles, firetrucks, school buses, ambulances, garbage trucks and delivery vehicles. Sight lines (visibility) are especially critical at intersections. Even on straight roadway sightlines are important so that the driver has time to react to pets, wildlife or children running into the street.

Several times a year the Melody Ranch Property Manager will drive our neighborhood and notify those owners that need their trees/shrubs trimmed out of the roadways. This has worked well for the most part. However, it has become apparent that there is no existing guideline on how much trimming is needed. This document is meant to help establish expectations on trimming but is not intended to be an exact design standard. Rather it is a guideline to assist owners and contractors in their efforts to trim back plantings. In the event an owner is unable or unwilling to take the steps necessary to address trimming, the ISD may take the required action and bill the Owner. It is important that if owners do not keep adjoining plantings clear of the roadway, including sightlines at intersections, there is always the risk of liability in the event of damage to property, vehicles or injury to people.

Melody ISD Roadway Trimming Guideline:

#### Roadways:

*Required vertical clearance is a minimum of thirteen (13) feet above the roadway and at least two (2) feet back from edge of roadway pavement.*

## 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 18, 2023 AT 8:45 AM  
ZOOM

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

### DESIGN REVIEW COMMITTEE

THURSDAY, JULY 13, 2023 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](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 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](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.