

# MELODY RANCH

## HOMEOWNERS ASSOCIATION



October 2023 Newsletter

Volume 15, Issue 10

### Be Bear Aware

As the leaves on the trees change and fall descends upon the valley, we would like to remind everyone of the importance of being aware of bear conflicts, especially in light of the recent bear sightings throughout the town and county neighborhoods. Please remember that we live in bear country and need to stay bear aware.

Please remember not to put your garbage out the night before pickup and to store garbage and bird feeders properly as per Teton County regulations. The Teton County Land Development Regulation applies specifically to bear conflict priority areas within the county, and officials are encouraging all residents to follow the regulations. Garbage is always required to be stored in certified bear resistant containers or in a secure building or enclosure. All bird feeders are to be hung with a catch pan, at least 10 feet from the ground, deck railing or patio and 4 feet away from any tree, post, or support structure.

Allowing bears to get a food reward conditions them to associate food with people, which may lead to dangerous or destructive behaviors.



### 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.

### Melody Ranch ISD New Tree Trimming Requirements

Trees and large shrubs next to the road are required to be trimmed back at least two (2) feet back from the edge of the road and vertical clearance is a minimum thirteen (13) feet. If you have any questions please don't hesitate to email or call Deb Lutz.

[dlutz@gtpmjh.com](mailto:dlutz@gtpmjh.com)

307-733-0205

### Neighborly Love

While Grand Teton Property Management is here for Melody Ranch, please remember that your first course of action when dealing with a problem or concern is to talk to each other. Please remember to communicate with your neighbor if you have an issue with them, their animals, their yards, etc. A polite conversation can go a long way and can usually be solved quickly. If your efforts to talk to one another are not working, please do not hesitate to call Charley at GTPM and she will try to help you resolve your issue. If there is an issue with a pet, animal control will need to be contacted as they are trained to deal with these issues. 733-2331

## Covenant Corner

~ Firewood is to be stored behind a fenced enclosure or "out of sight" from the road and neighboring properties view at all times. This is a Tier One Violation, \$25 fine.

~ Front porches are not to be used for storage. Patio/deck furniture is allowed in season however ladders, canoes, firewood, old appliances, etc. are not to be stored on porches. Please note that futons do not fall under the category of patio furniture and should not be placed on porches at any time. Grills are to be placed on back porches, with the exception of a home not having a back porch. This is Tier One Violation, \$25 fine.

## 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?

Autumn marks the transition from summer into winter. It is a beautiful time of year with crisp air, colorful leaves, and a harvest of plentiful vegetables. The days get shorter and leaves begin to fall from the trees. When leaves change color in the fall, they are becoming their true color. In the summer, the chlorophyll (which is how the leaves receive nourishment from the sun) takes over and causes them to turn green and hide their color. Photosynthesis stops in the cooler weather allowing the beautiful vibrant colors to show. October is generally known as a month of haunts, scares and ghouls, and beautiful foliage. Did you also know it is National Chili Month? Most exciting for many, however, is the celebration of Halloween. Although it is uncertain how much trick-or-treating will happen this year, please be especially aware on Sunday, October 31<sup>st</sup> of all the little superheroes and goblins that may cross your path. If those little costumed bodies live with you, remind them to carry a flashlight and to be aware as they run from house to house. Have a wonderful October!

## Upcoming Events

### BOARD OF DIRECTORS MEETING

TUESDAY, OCTOBER 17, 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, OCTOBER 12, 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

OCTOBER 17, 2023 AT NOON VIA ZOOM

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://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 Deb Lutz 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.