

MELODY RANCH

HOMEOWNERS ASSOCIATION



August 2024 Newsletter

Volume 16, Issue 8

ISD Elections

The Melody Ranch Improvement and Service District will be holding elections this fall. There are two positions that are expiring. The Board is looking for volunteers who are interested in the management of our biggest and most costly assets – the water system, sewer system, and roadways. If you have an interest or expertise in any of these areas and are interested in participating with the Melody Ranch ISD, please contact Demerie at Grand Teton Property Management **no later than August 27, 2024.**

Please Slow Down!

There have been numerous complaints about people speeding within the community. Please remember the speed limit is 15 mph, whether in a car or on an e-bike. Please remind your contractors to keep their speed down to 15 mph. Together we can keep Melody Ranch safe for everyone.

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 July 11, 2024. While property taxes will once again remain the same, water use rates were increased effective July 1, 2024. The water use billing system will remain a tiered structure so there is incentive to conserve water where possible. Please note that water use pays for the operation and maintenance of the system and are not applied to capital improvements.

The new billing is as follows:

BASE FEE: \$5.00 (no change) - Billed each month for each home connected to the system.

Tier 1: Rate increase from \$2.10 to \$2.50 - For every 1000 gallons used below 60,000 gallons.

Tier 2: Rate increase from \$3.00 to \$3.60 - For every 1000 gallons used at or above 60,000 gallons.

Typically, your water bill will be in Tier 1, unless you use a lot of water for irrigation. Please check your sprinkler systems and adjust watering based on temperature and rain. As trees and bushes mature, they need less watering than one newly planted. Small leaks inside and outside the home add up to a lot of wasted water.

The ISD Board thanks you for your efforts in water conservation. The water savings have been measurable over the past year.

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.

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?

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 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 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

THURSDAY, AUGUST 22, 2024 AT 8:45 AM VIA ZOOM

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

DESIGN REVIEW COMMITTEE

THURSDAY, AUGUST 15, 2024 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

AUGUST 22, 2024 AT 1:00 PM VIA ZOOM

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