

# MELODY RANCH HOMEOWNERS ASSOCIATION

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## SEWER REMINDERS

Sewer overflows and backups can cause health hazards, damage to your home, and threaten the environment. There are several easy ways to prevent this from occurring at your home. Many times, grease is washed into the plumbing system, usually through the kitchen sink. This can create problems as it sticks to the insides of sewer pipes and over time can block the entire pipe. The results can be both expensive and inconvenient: raw sewage can overflow into your home or that of your neighbor, a park or even the street. The potential contact you may have with disease-causing organisms and the operation and maintenance costs for clean-up can be daunting.

Be sure to ask your family or any other person in your home to please refrain from flushing cleaning rags and cloths in the toilet. Even the disposable "flushable" cleaning cloths can cause trouble. Additional items that you do not want in your sewer system include fats, oils, grease, cooking oil, flammable liquids, egg shells, coffee grounds, disposable diapers and feminine hygiene products, floss, cat litter, toys, medications, and paint. For a more comprehensive list, feel free to contact Grand Teton Property Management.

## SILVER STAR FIBER INSTALL

Silver Star Communications approached the Melody Ranch ISD about providing high speed, fiber optic-based internet services in Melody Ranch. The ISD is working with them on the installation details. You may see emails or door hangers from Silver Star letting you know of the opportunities to get fast service with no connection costs. The work could begin as soon as late April or May. The main lines will be installed using direction boring with below grade boxes near existing utility boxes (electrical, cable, etc.). Silver Star will perform reclamation to disturbed areas once installation is completed. Silver Star stated they will also offer to bring service through your yard and to your house at no cost if you sign up during the initial construction period. However, there will be a connection fee to any new customers if Silver Star has to come back after initial construction.

As stated previously, Silver Star will distribute information with more specific details on the service choices, costs, and contact information. The ISD is accommodating a utility that will be a benefit to many owners with minimal to no impacts once construction is complete. The ISD is not encouraging or discouraging you to sign up, it is your choice to do so. Find out more: <https://silverlight-fiber.com/>

## SPRINGTIME REMINDERS

We live in a place that is blessed to experience all of the seasons. Currently, we are in mud season - the end of winter and the beginning of spring. The beautiful cover of snow has been pulled back to reveal the dirt beneath. It is now time for some spring cleaning. Many of you will be spending time sprucing up your yards and houses to welcome the beautiful weather that is upon us. When you do, we would ask that you please remember not to overfill your trash cans. If the lids do not close, the birds and other creatures can make a mess of the neighborhood in a matter of seconds. Also, as you dig out your toys for the warmer months such as your boats, campers, and trailers, please remember they cannot be stored in your driveways.

As you work in your yards here are a few tips to remember:

**Lawn care** - Be sure to apply fertilizer to your lawn. Fertilizer can be applied by itself or a weed and feed fertilizer can be put down to kill broadleaf weeds like dandelions. Keep your lawn watered. Watering during the heat of the day is less efficient than watering at night or early morning due to evaporation. Set the timers on your irrigation system to water light in the spring and fall, and heavier in the heat of the summer.

**Weeds** - We all have to keep weeds in our yards and flowerbeds in check. Pulling weeds is one way. Spraying weeds is another. Be sure to use the right spray for the job. Use a broadleaf killer in your yard that won't kill grass but does kill broadleaf weeds. Use the same in your beds only on weeds. Roundup is good in beds for spot applications, but never in your yard as it will kill the grass too.

**Trees** - Keeping your investment in your trees is important. Be sure to have your trees sprayed and fertilized to keep them healthy and strong. Several companies offer this service in the valley, or you can do it yourself.

**Beds** - Every few years, additional bark is needed to cover up your beds. Bark decomposes over time and fresh bark is needed to keep the beds looking good as well as to keep weeds out. Weed mat can help but keeping a proper depth of bark works just as well and it looks great.

## DUES AND STORAGE FEES INCREASED APRIL 1, 2024

**At the 2024 Annual Meeting on March 4, 2024, it was voted on and approved unanimously to increase HOA Dues and RV Storage Lot fees on April 1, 2024. HOA Dues are increasing to:**

**Market Lots \$70/per month  
Cat 2 Lots \$52.50/per month  
Cat 1 Lots \$35.00/per month**

**RV Storage Lot Fees increase to:  
\$35 single space  
\$70 double space**

## UPCOMING EVENTS

### BOARD OF DIRECTORS MEETING

THURSDAY, MAY 23, 2024 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, MAY 16, 2024 AT 11:00 AM  
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  
WEDNESDAY, MAY 14, 2024 AT 1:00 PM  
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  
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)

## 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 as they  
play.

## COVENANT CORNER

~ All household and maintenance items such as  
wheelbarrows, 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 properties  
view. This is Tier One Violation, \$25 fine.

~ Maintenance of the exterior of the dwelling by the  
owner shall include, but not be limited to, periodic  
staining/painting of wood siding and fences, and  
the landscaping maintenance of yards including  
weed control, watering and mowing as needed.  
The HOA can maintain said property in the event  
that the homeowner does not comply. This is a Tier  
Three Violation, \$250 fine.

## DID YOU KNOW?

May is the third and final month of the season of spring.  
People born in May are more likely to achieve higher  
success and more love in their life. This could be related  
to the month's birthstone, the emerald, which is  
emblematic of love and success. In Old English the  
name May translates as "Tri-Milchi" meaning 3 milks  
because the grass had become so lush and green that  
you could milk the cows three times a day! In the United  
States we have many celebrations during the month of  
May including, Mother's Day, Teachers Appreciation,  
Memorial Day, May Day and Cinco de Mayo. It is Family  
Wellness Month, Mental Health Awareness Month and  
National Hamburger Month. While our community and  
our world are experiencing so many changes in our daily  
lives, it is our hope that you continue to stay safe, be well  
and take care of yourselves and your families.



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