

The Meadows of Melody Ranch

Homeowner's Association

**PO Box 4337
Jackson, WY 83001
(307) 733-0205 Fax (307) 733-9033**

Homeowners' Fees include:

\$80/month – Market Lot

\$60/month – Category I & II Lot (75% of Market Assessment Fee)

- Office Support
- Labor Maintenance & Operations
- Open Space Maintenance
- Insurance
- Taxes & Licenses
- Legal Fees
- Accounting Fees

Homeowners' Fees do not include:

- Trash Removal (Westbank Sanitation, Teton Trash or Yellow Iron bills Homeowner directly)
- Water (\$2.50/1,000 gallons up to 60,000; above 60,000 gallons, \$3.60/1000g)
- RV, Boat, Trailer Parking (\$35/small parking space, \$70/large parking space)
- Sewer Service (Town of Jackson bills Homeowner directly)

Each month a portion of the Homeowner's dues are allocated to a special reserve fund that maintains the common areas, ponds and other HOA issues.

The Melody Ranch Improvement Service District (ISD) receives its funding from a portion of Melody Ranch homeowners' property taxes collected by Teton County. It will provide the following services:

- Sewer & Water Maintenance
- Road Maintenance
- Snow Removal