

MELON RIDGE

HOMEOWNERS ASSOCIATION
FEBRUARY 13, 2026 MEMO



MESH ON FENCES

Black mesh privacy screens on backyard fences have become more common as residents work to reduce blowing dust and protect landscaping. To provide flexibility during the windy spring season, the board will allow black mesh screens to be installed through September 30, 2026 without submitting an ARC request.

Screens must be installed neatly and kept in good condition. Torn, sagging, or poorly maintained screens should be removed or replaced.

These screens are considered a temporary solution and are not intended for long-term use. More permanent options, such as hedge-style screening, may be permitted but do require prior ARC approval.

This policy may be updated as conditions change, including the possibility of extending the temporary allowance if blowing dust continues beyond spring 2026.

LANDSCAPING REQUIREMENT

Many homes in the community still have unlandscaped backyards. While the CC&Rs require landscaping to be completed within 90 days of closing, the board understands that many residents delayed this work due to concerns about blowing dust and potential damage, particularly during Phase 2 construction.

To allow additional time, the board is granting a grace period for backyard landscaping: Phase 1 homes through June 30, 2026, and Phase 2 homes through September 30, 2026. These dates may be adjusted if blowing dust remains a concern after the windy spring season.

Landscaping is important to help reduce dust and prevent uncovered dirt from impacting neighboring properties.

Please note that landscaping on corner lots requires prior board approval in accordance with the CC&Rs. If you are unable to meet the deadline due to contractor availability, the board may consider an additional extension with a copy of a signed landscaping contract.

COMMON NUISANCES

We recognize a number of homeowners have received warning letters. Our goal is simply to keep the neighborhood looking as neat, clean, and as inviting as possible. We understand some homeowners may not be aware of common nuisances. This list includes some of the more common violations:

- **Holiday Decorations: Displays** (including tall skeletons) should be set up no more than 30 days before a holiday and removed within 15 days after.
- **Trash & Recycling: Bins** may be placed at the curb the day before pickup and must be removed by the following day, though they can remain visible from the street when stored properly off the curb if space on the side of the home does not permit storage out of street view.
- **Parking: Vehicles** must remain on driveways or approved street parking; parking on sidewalks or landscaped areas is prohibited except for brief loading and unloading.
- **Storage & Debris: Items** such as construction materials, pallets, or old furniture should not be stored in view of the street for extended periods, though temporary projects are permitted.
- **Yard Maintenance: Residents** are expected to keep lots generally neat and free of excessive weeds or dead landscaping, with allowances made for seasonal transitions.
- **Temporary Equipment: Items** like storage pods, trailers, and machinery are allowed for short durations, but long-term placement may require specific approval.

We would like to offer grace for short-term delays caused by weather, illness, or travel, but we view "excessive" or prolonged neglect as a violation. We encourage proactive communication to resolve issues early.

Please keep in mind this list is not all-inclusive and may be updated from time to time.