

DEER CREST NEWS



Winter/Spring 2021

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Hello Members!

After a few months of undesirably dry skiing conditions we are finally seeing consistent snowfall creating enjoyable skiing in powder and on groomed runs. We hope you are all able to enjoy winter finally arriving and hope to see you on the trails.

Deer Valley Gondola Wind Hold

We recently experienced three straight days of the Jordanelle gondola being shut down due to high winds. As you prepare to ski each morning, we encourage you to check if the gondola is running. It may be visible from your home; if not jump on Deer Valley's website to confirm:

<https://www.deervalley.com/explore-the-mountain/mountain-report#/lifts>. While we make calls to owners that are in town when we are made aware, checking the website will be the most effective way to confirm before you jump on your sticks and head down the mountain.

Ski Trail Regulations

While enjoying your time at Deer Crest, please make sure that family, friends and guests only use the ski trails for skiing. Sledding and hiking are not permitted. Please also avoid allowing pets on the trail. Pets, hiking and sledding can not only be dangerous but also result in an unpleasant skiing experience for other members.

Development in the Neighborhood

As you have likely noticed, we are seeing a lot of development in the area. The portal just below the gondola building is expected to be complete this fall and the Mayflower Master Plan is seeing movement on the Pioche parcel just next to the lower parking lots by the gondola. (Continued on page 2)

You are likely aware that Mayflower is being developed by Extell with the governing body over the development being the Military and Infrastructure Development Authority (MIDA). The Pioche parcel is a multi-phased and plated community that includes several hundred apartments as well as town-homes and estate lots. The first phase of the development focuses on 4 apartment buildings that will hold 400+ units. While Deer Valley, the DCMA board and operations team were not made aware of the proposed development until the final stages of the approval process, we are working together closely with MIDA and Extell to ensure the development does not have an adverse effect of the enjoyment and standards of Deer Crest.

I hope you are all safe and enjoy the remainder of the ski season.

Best Wishes,

Tanner Blackburn

Repairing and Upgrading Deer Crest's Snowmaking System

- Last summer we replaced 1800' of failing main supply line from the D.C. pumphouse to lower Homerun (lot 90) and addressed a 130 gal/min leak. Heavy gauge and coated pipe was used.
- The main supply line up Jordanelle ski run was rerouted to decrease flow reduction down stream and provide the option to close off sections off the system if leaks occur.
- Isolation valves were installed at the entrance to Deer Hollow, Lost Fawn and exit of Home Run trails.
- Hydrant locations on lower Home Run trail were moved to optimize gun placement.
- The primary and secondary snowmaking pumps were serviced.
- Telemetry equipment was installed in the pumphouse for system monitoring and analytics.
- The Snowmax (snow inducer) injector system was upgraded.
- One SMI Super Polecat snow gun was purchased to replace an older, failing gun.
- One SMI Polecat Kid snow gun was purchased to add to our snow gun fleet.
- The system supply lines were drained and flushed to remove sludge, rust and metal deposits.
- Annual snow gun maintenance was performed including upgrading air compressor components.

The Deer Crest snowmaking system installation began in 1999 as contracted by the original developer, Deer Crest Associates. At the time of initial construction, many neighboring resorts were ramping up their own installations for the upcoming 2002 Olympic games. A pipe supplier going out of business offered large quantities of pipe at a price that could not be turned down during their liquidation of product. The pipe was not coated and thinner walled than what is considered industry standard. This pipe, when buried in the native soils of the Wasatch mountains and filled with the mineral laden water that flows out of the local mines, began to deteriorate faster than the anticipated lifespan. Typically, a professionally installed snowmaking pipeline should experience up to a 30-year life expectancy. The findings throughout the Wasatch is that this specific batch of pipe began

degrading in as little as ten years. Efforts to repair and replace this pipe is ongoing at many local resorts.

As listed above, about 1800' feet of new pipe was installed last summer along with some additional valves that enable parts of the system to be isolated if necessary. Moving forward, the longer range plan is to continue to replace and improve the system over the next several years as the budget allows. As for the immediate future, there are some significant leaks that were located (after our last snow making operation was already underway) and those will be dealt with next summer in addition to the already planned pipe replacement. Further maintenance to the two 20+ year old snowmaking pumps will also be a top priority next summer. The operations staff is currently working on the plan of action for this spring/summer. The ultimate goal is to completely replace (and improve) the entire snowmaking system.



Construction Update

After a slow and boring 2020 (**NOT!!!**) we are seeing an uptick of people seeking to build in Deer Crest. Currently we have 101 homes completed. There are 4 homes currently under construction : lots 1U, 131, HH1 and HH2 . There are an additional 8 lots that are in various stages of seeking design review approval.

As usual for every Spring or Summer, we ask you to be patient with traffic that is directly related to construction. But if there is anything you feel needs to be addressed by the HOA, please feel free to contact Mark Allen or any member of operations and it will be addressed immediately.

New Deer Crest Employee

Introducing Drew Price, Deer Crest's newest employee. Drew has really embraced his position as a gate attendant and is certainly a great addition to our gatehouse staff. He's a Park City native and home grown outdoor enthusiast. He enjoys mountain biking and loves to watch his New England Patriots, hence his license plate "PATSFAN". He is more than happy to accommodate inquiries by owners, renters and guests alike that may be new to or unfamiliar with the Park City area.



Here are a few things to remember about Deer Crest that can enhance your time spent here.

- Even with this winter's below-average snow fall, we still may get a few big snow storms before summer rolls around. Please be aware that plow trucks may be working at any time during and immediately after a storm. Please consider where you or your guests park any vehicles keeping snow removal in mind.
- Please check the Deer Crest Web site that contains a copy of the CC&R's, general rules and regulations, rental rules and necessary forms, HOA annual meeting minutes, street and ski trail maps, Design Review committee guidelines, blog-style updates and much more. Just visit www.deercrest.com.
- On windy/stormy days always remember to check the status of the Jordanelle Gondola if you're planning on using it to access the mountain. The "Dola" can shut down and sometimes close for the entire day if wind conditions warrant it. Give Deer Valley Resort a call at 435-649-1000 (www.deervalley.com) or, if you can see the gondola line from your home, simply look out the window to see if it's moving.
- The Queen Esther gate house is manned 24/7 and can be very helpful in answering questions or relaying information to management after hours. You can reach the Q.E. gate house at 435-645-9872.



Wildlife at Deer Crest

Deer Crest is home to a variety of wildlife including deer, elk, moose, bear, mountain lion, bob cat, red fox, ermine, rabbits, marmots, squirrels, chipmunks and lots of different birds.. We have gathered a few photos of these native inhabitants. Thanks to our Deer Crest homeowners for sharing.



General Directory

Deer Crest Master Association

3672 Deer Crest Estates Drive

Park City, Utah 84060

435-655-8215 Office

435-615-9157 Fax

Tanner Blackburn -- General Manager

tanner@deercrest.com

Mark Allen – Construction Coordinator

mark@deercrest.com

435-659-6600 mobile

Ron Lindley – Assistant Manager

ron@deercrest.com

801-372-3991 mobile

Queen Esther Gatehouse

West (Deer Valley Side) 24/7

435-645-9872

qegh@deercrest.com

Jordanelle Gatehouse

East (Hwy. 40 side) Regular Business Hrs.

435-647-5961

jgh@deercrest.com

Local Utilities

Wasatch Solid Waste (trash)

435-654-1661 ext. 11

Rocky Mtn. Power 877-548-3768

Dominion Energy (gas) 800-323-5517

Jordanelle Special Service District

(water-sewer) 435-654-9233

CenturyLink (phone) 800-573-1311

Deer Valley Resort 435-649-1000

St. Regis Hotel 435-940-5700