



Deer Crest News

**Deer Crest Master
Association**

***Fall-Winter
2011***

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Message from the General Manager

Dear Deer Crest Property Owners,

As the beautiful fall colors and warm weather begin to fade, it seems that everyone's thoughts are starting to turn to the up coming ski season. Unless you are good at judging the length of a Woolly Caterpillar's coat then the only way to make any type of seasonal prediction of winter weather is with the water temperatures in the Pacific Ocean. This year the National Weather Service is calling for a moderate "La Nina" where the water temperatures are below normal which charges the trade winds with cold air and moisture resulting in a better storm track in the northern tier

of North America. This could result in a great season like we had last year and if so the Deer Crest staff hopes you enjoy your best ski season ever!

This summer was busy with the continuing "greening" and beautification efforts at Deer Crest and the installation of our new Snow Removal Operations parking lot. Other projects included crack sealing of all the roads and an overlay of a significant portion of Deer Crest Estates Drive, inspections, surveys and maintenance of the all the communities infrastructure and our annual infrastructure reserve study update.

We are currently preparing for the up-coming winter season with the purchase of two additional snow guns and snowmobiles and putting all of our equipment through a detailed maintenance program. Snowmaking is scheduled to begin in November when the weather allows and will continue through December. Our ski trails are, as always, scheduled to open in conjunction with the adjacent Deer Valley ski runs, hopefully by the Christmas holiday. If you come into town for the Christmas holiday you can check with the Queen Esther Gatehouse to learn which ski trails are open. The number is 435-645-9872 and it is staffed 24 hours a day, 7 days a week. (cont.)

We thank you for the opportunity to continue to serve as the property managers for Deer Crest. We cannot help but be appreciative of the exceptional “office” in which we work! As always, we are committed to the success of Deer Crest and look forward to working with you in the coming year.

Best regards,
Don K. Taylor
General Manager

Construction Update

We currently have 68 completed homes with 8 homes under construction. Of those now under construction we expect 6 to be completed within the next year. There are no homes in Design Review but we are starting to see some remodeling happening with homes that have been finished for a while. Deer Crest residents thinking about remodeling their home will still need to contact the Design Review Committee for requirements on any remodel work.

As in many years past we are very active with street maintenance and this year was no exception with asphalt replacement on lower Deer Crest Estates Drive from Pioche Court down to Deer Hollow Drive.



Summer Landscaping Report

By virtue of the Wasatch Back’s cool, wet spring and mild summer, the flora in the Deer Crest common areas responded in rare fashion. Green was the theme of summer 2011. Accenting the green in the flower beds were the brilliant colors of numerous flowers that really enjoyed the ideal growing conditions. The flowers around the lower Queen Esther gate area were given an additional boost by the newly installed “fertigation” system, which automatically injects plant food into the irrigation system. This upgrade resulted in what was perhaps the best season yet for Deer Crest’s flower beds and also enabled us to use less water to irrigate.

The operations crew also removed a number of standing-dead trees that were not only unsightly, but were a potential fire hazard.



The Deer Crest operations staff takes great pride in the appearance of the property and we wish to thank both Mother Nature and modern technology for helping us make the property a beautiful place to be in 2011 and the years beyond.

New Snow Removal Operations Base

You may have noticed the construction work near the intersection of Deer Crest Estates drive and Deer Hollow this past summer. This work has resulted in the new home for the development's snow removal operation. After having to relocate the snow removal lot 4 times in 10 years, it was decided that a permanent location was necessary. The search for the right location actually began a couple of years ago, and a number of different spots were considered but were all deemed less desirable than the final choice. The new facility should prove to be a great asset to the development.



Annual Holiday Fund

Dear Deer Crest Homeowner,

The holiday season is soon approaching and the whole Deer Crest HOA staff is busy working to ensure that when your family and friends arrive, the property will meet your expectations. Holiday decorations and lighting will add a warm glow to the winter landscape and with Mother Nature's blessing our snow making efforts will be at or near completion. The slopes at Deer Crest, Deer Valley and the other adjacent ski areas are sure to be in great shape this winter so this will truly be the place to be for the Holidays.



employees on Christmas Eve.

For the past few years, many Deer Crest homeowners have participated in the Deer Crest Employee Holiday Fund. This fund was established so that the Owners could have a way to recognize the Deer Crest gate and maintenance staff for their dedication and performance throughout the year.

. Any amount you choose to contribute will always benefit the employees and your kind generosity is appreciated. As in the past, this fund will be distributed only among all the non-salaried employees. You can send your donation to DCMA, Attn. Deer Crest Holiday Fund, 3672 West Deer Crest Estates Drive, Park City, UT 84060 and it will be dispersed to the employees through the payroll system. Please act soon so that the funds can be distributed to the

We hope that you and your families enjoy a happy and healthy Holiday Season. Looking forward to seeing you on the slopes...

Best Regards,
The Deer Crest Managers,
Don Taylor, Doug MacIsaac, Mark Allen, Ron Lindley

Deer Crest Private Ski Trial Rules



As another ski season approaches, it's important to be informed as to the rules regarding Deer Crest's private ski trails. Deer Crest's ski trails are truly private and that's reflected in the insurance policy that covers these trails. Our insurance does not allow for the general public to use the private trails. This, coupled with the fact that these trails were originally designed to be private for the use of dues paying owners, requires the Deer Crest operations crew to monitor the use of the trails. Many of you may have encountered the "men in black" at some point and may have been asked if you were a Deer Crest resident (unfortunately we don't always recognize owners cloaked in helmets and goggles). If this should happen in the future, please cooperate by letting us know who you are. Also, let your house guests know that they may encounter the Deer Crest "on-skis" staff and instruct them to let us know that they're indeed staying at your residence. Please remember that we're working to keep these trails private and safe for you and your family.

The following paragraphs list the State and local rules, please be familiar with them.

Ski Trail System.

The Deer Crest Ski Trail System is on private land. All users entering and using the trail system do so at their own risk. All users must follow the following rules and regulations affecting the Ski Trail System:

1. Deer Crest Access Trails are private and are open only to Deer Crest Property Owners and their guests.
2. Deer Crest Access Trails are open from 9:00 AM to 4:30 PM daily, conditions permitting.
3. Stay on the designated trails; off-trail skiing is prohibited.
4. Going into an area designated as "closed" is prohibited.
5. Access trails are SLOW SKIING FAMILY AREAS ONLY. Fast or reckless skiing is not permitted.
6. The access trails are for skiing only. Unauthorized snowmobiles, snowboards, sleds, tubes or other devices are not permitted.
7. The access trails are blue "intermediate" or double blue "advanced intermediate." **THERE IS NO EASY WAY DOWN.**
8. Other uses, or abuse, of the snow surface other than with normal ski activity is prohibited.

You should determine a trail's open or closed status by calling the Queen Esther Gatehouse before you leave your property. Skiing on a closed trail or on a closed Deer Valley run is prohibited. We also do our best to inform the Gate House of the operational status of the Jordanelle Gondola and the Deer Crest Chairlift.

Utah Inherent Risk of Skiing Statute.

As a skier you assume the risk and accept the responsibility for injuries resulting from the risks inherent in the sport of skiing, including but not limited to:

1. Changing weather and snow conditions;
2. Variations in steepness of terrain;
3. Surface or subsurface conditions such as bare spots, forest growth, rocks, stumps and ice;
4. Impact with lift towers, fencing, or other structures or their components;
5. Collisions with other skiers; and
6. Failure to ski within one's own ability.

Always Ski in Control.

If you cannot accept the risks inherent in the sport of skiing, do not use the Deer Crest Trails and Facilities. BE AWARE that snowmaking equipment, snowmobiles and snow cats (groomers) may be on the trails at any time. Unmarked obstacles may exist or present themselves at any time.

2011/12 Annual Meeting

You are cordially invited to attend the 2012 annual meeting of the members of the Deer Crest Master Association on Wednesday, December 28th, 2011 at 6:00 p.m. at The St. Regis Deer Valley Resort, 2300 Deer Valley Dr., Park City, Utah. Refreshments and light hors d'oeuvres will be served plus informative guest speakers are planned.

Deer Crest Home Rentals

Just a reminder to Homeowners that rent their Deer Crest property as a vacation rental: all rentals of single family residences within Deer Crest of less than a month (but at least a week minimum) must comply with the supplemental and amended declaration to the CC&R's. Each landlord must fill out a home rental registration form with the HOA each year, pay the annual rental assessment in conjunction with the annual general assessment and have an onsite manager. The amended declaration and the registration form are available at www.deercrest.com. In addition, each landlord is required to obtain a Wasatch County business license for short term rentals and comply with the rules and regulations and the Wasatch County codes or the Park City

Deer Crest "Sales Cabin" Updates

The Prudential Real Estate folks have teamed up with Gondola Grill operator Sean Wharton to implement some nice improvements to the grill near the top of the Jordanelle Express Gondola. Sean and his staff have been working hard this past summer to improve the facility enabling them to provide a better dining experience to all Gondola Grill customers. Upgraded service and food quality, plus an expanded menu are planned.

Deer Crest Club at the St. Regis

We would like to thank our Founding Members from the Deer Crest Community for their support of the Deer Crest Club. As you may know, our Inaugural Year starts in conjunction with the opening of Deer Valley in early December.

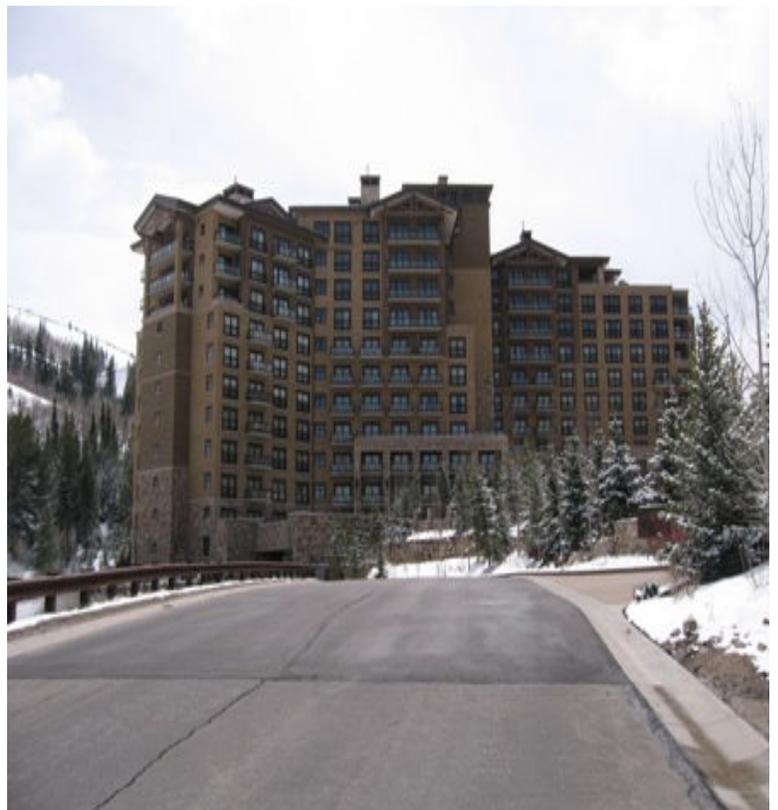
A limited number of Charter Memberships are currently available and include special pricing and incentives for Deer Crest HOA members.

Our beautiful Club Lounge and Members Locker Area are complete and ready for a great season. If you would like a tour of the facility or would like to review the benefits of our Charter Membership program, please let me know.

Best regards,

Neil Johnson, Membership Director
435-640-1324

njohnson@deercrestclub.com
www.deercrestclub.com



Deer Crest Web Site Updates

Judging by the page “hit counter”, only a few people are checking out the deercrest.com *Updates* page. The operations staff uses this page to post a variety of information regarding the community. Some posts merely give the observer a report on recent weather activity, but many also provide very useful information with links to pertinent Web sites focusing on subjects like wild fire mitigation, noxious weed abatement and co-habitation with local wild life just to name a few. The operations staff is committed to helping keep all Deer Crest residents as informed as possible about the evolution of the community, and the *Updates* (a.k.a. Blog) page can be a useful tool. Please feel free to visit the page on occasion and see what’s going on at Deer Crest: [Deer Crest Updates](#).

Deer Crest on Twitter

Twitter has become a very popular venue for social media and since we here at the Deer Crest Mountain Operations Center don’t wish to fall behind the times, we’ve opened up a Twitter account called DeerCrestOps. We’re very excited to be able to “tweet” out current ski trail/snow conditions each morning during the ski season. We’ll certainly tweet out other pertinent information as well. If you don’t already have a Twitter account, it’s extremely easy to set up. Just go to www.twitter.com and “follow” DeerCrestOps. Look for these daily Twitter reports to begin as soon as skiing begins on Deer Crest’s private trails.

Winter Calendar of Events

Listed below is just a tasting of the multitude of events in Park City this winter. For complete access to all of the happenings and activities available, visit the Park City Chamber Bureau at www.parkcityinfo.com

FIBT America's Cup Bobsled & Skeleton

November 6-12, 2011

Utah Olympic Park

<http://utaholympiclegacy.com/events>

Park City Mountain Resort Opening Day

November 19, 2011

www.parkcitymountain.com/winter

The Canyons Resort Opening Day

November 25, 2011

www.canyonsresort.com

Park City Gallery Stroll

Location: Main Street, Park City

Time: 6pm - 9pm

Last Friday of each Month

The Park City Gallery Association offers a unique monthly showcase highlighting artists, special exhibits and art events. The Stroll is a free community event.

www.visitparkcity.com/events/ongoing-events/

Deer Valley Resort Opening Day

December 3, 2011

www.deervalley.com

Celebrity Ski Fest

Deer Valley Resort

December 3-4, 2011

www.deervalley.com

FIL Luge Jr. World Cup

November 13-23, 2011

Utah Olympic Park

435-658-4200

<http://utaholympiclegacy.com/events>

Santa Claus Visits Deer Valley

December 25, 2011

Snow Park Lodge

9 a.m. to 11 & Noon to 1:30 p.m.

435-649-1000

www.deervalley.com

Traditional Holiday Celebration & Torchlight Parade

Park City Mountain Resort

December 24, 2011

www.parkcitymountain.com/winter

Torchlight Parade at Deer Valley

December 30, 2011

www.deervalley.com

New Year's Eve at the Canyons

December 31, 2011

www.canyonsresort.com

Sundance Film Festival

January 19 - January 29, 2012

www.sundance.org

FIS Freestyle World Cup

February 02, 2012 - February 04, 2012

Deer Valley Resort

www.deervalley.com

International Pedigree Stage Stop

Sled Dog Race

February 4, 2012

Park City

www.wyomingstagestop.org

Spring Gruv at the Canyons

March 23, 2012 - April 01, 2012

www.thecanyons.com

Deer Valley Closing Day

April 15, 2012



GENERAL DIRECTORY
2011

DEER CREST MASTER ASSOCIATION

(Property Owners Association Management)

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435-659-6600 mobile

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ron@deercrest.com

801-372-3991 mobile

GATEHOUSES

Queen Esther Gatehouse

West (Deer Valley side) 24/7

435-645-9872

Fax 435-649-7359

qegh@deercrest.com

Jordanelle Gatehouse

East (Highway 40 side)

7:00am to 5:00pm, Mon.- Fri.

435-647-5961

jgh@deercrest.com

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