



Deer Crest News

**November 2013
Deer Crest Master
Association**

Fall 2013

This Issue:

- Message from the G.M.
- Fall Construction Update
- Private Fire Fighters
- Weed Abatement Program
- Annual Holiday Fund
- Summer Landscaping Report
- Deer Crest Parking Policy
- New Ski Trail at D.V.
- 2013/14 Annual Meeting
- Deer Crest Ski Trail Rules
- Winter Driving Tips
- Winter Calendar of Events
- General Directory



Message from the General Manager

Dear Deer Crest Property Owners,

With above normal precipitation this fall everyone is hoping this is the start of a long-term weather pattern. Accuweather reports that warmer than normal temperatures in the Northeastern Pacific will “allow for a more active jet stream to bring moisture in multiple week periods throughout the winter season”. The Farmer’s Almanac calls for a

good December start with slightly lower than normal temperatures and above normal snowfall and continuing above normal for the season. After the last two year’s mediocre winters we are certainly due for a better season but whatever the weather the Deer Crest operations crew hopes you enjoy your best ski season ever.

We are currently preparing for the up-coming winter season and placing the snow making guns on the private trails in anticipation of colder temperatures. Snowmaking is scheduled to begin in November when the weather allows and will continue through December. Our ski trails are, as always, scheduled for opening in conjunction with the adjacent Deer Valley ski runs with hopefully all of them in great shape by the Christmas holiday. If you come into town in December you can check with the Queen Esther gatehouse for information on which ski trails are open. The number is 435-645-9872 and it is staffed 24 hours a day, 7 days a week.

It has been a very productive summer at Deer Crest with improvements made to the roads, ski trails and landscaping. Park City is excited that for the second year in a row all three of the area resorts made it into the top ten of Ski Magazine’s rankings with Deer Valley leading the way in the number two spot. With Vail Associates taking over Canyons Resort the future of skiing in our area really looks bright.

The staff and I 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

Fall 2013 Construction Update

New home construction is currently enjoying a bit of a boom here at Deer Crest. Lot 3 was recently completed and we welcome these new residents to the development. This latest completion brings the total number of finished homes to 76. There are presently 9 homes under construction (Lots 32, 36, 44, 9U, 93, 88, 110, 105 and 145) and 3 more (Lots 112, 57 and 12U) in the Design Review process. The addition of another 2 townhomes in the Deer Point project appears to be coming along well. Please be cautious while driving the roadways near any of these construction sites especially during winter weather episodes.



Insurance Companies Provide Private Fire Fighters

The obvious charm of the Deer Crest community is due to its beautiful mountain location. The downside to this is the inherent vulnerability to wildfires. Virtually all similarly affluent mountain communities in the western U.S. are subject to the possibility of wildfires. Recognizing this, a few insurance companies who cater to wealthy policy holders offer a provision whereby private wildfire-fighting companies are employed to provide additional (private) fire protection services to those clients. In fact, during the “Rock Port” fire near Park City this past summer we noticed that private fire crews were present at the Promontory development which led us to inquire about this to the HOA’s insurance provider. We recommend that all Deer Crest homeowners consult with their property insurance providers to learn more about this special type of coverage.

Here’s a link to a recent article that describes this type of coverage in more detail:

www.insurancejournal.com/news/national/2013/09/30/306563.htm



Weed Abatement Program

The Deer Crest Board of Trustees has decided to implement Deer Crest's mandatory weed abatement program. The intent of the mandate is simply to motivate all homeowners to comply with the local weed abatement ordinances already in place. We're hoping that all Deer Crest owners will voluntarily comply with the Utah State and [Wasatch County ordinances](#). The Deer Crest operations staff will monitor all lots next summer and determine which properties are in need of weed control and then contact the property owner/manager to outline possible solutions.

Beginning in 2014, the HOA will offer a service that owners can subscribe to. The HOA service would consist of at least 2 visits, per lot, per growing season, by a licensed weed-control specialist. The annual subscription fee would cover the cost for each participating lot. Of course, if a property owner already has an active, working weed plan in place then they can be exempted from the HOA service. The HOA will be taking bids from local weed control companies and will be able to offer the service for what should be an excellent group rate.

To get a direct bid from a local weed-abatement service, contact Mounteer Enterprises at 435-657-0724.

This is a link to a very helpful web site that identifies and lists Utah's noxious weeds:

www.utahweed.org

Annual Holiday Fund

Dear Deer Crest Homeowner,

The holiday season is just around the corner. The whole Deer Crest HOA staff is preparing to ensure that when your family and friends arrive, the Deer Crest community will be in its best form. 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 and Deer Valley are sure to be in great shape this winter and this will truly be the place to be for the Holidays.

In 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.

All contributions to the fund will be greatly appreciated. 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 employees on Christmas Eve.

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 K. Taylor
Doug MacIsaac
Mark Allen
Ron Lindley

2013 Landscape Report

After a bitter cold winter, the summer of 2013 was one of the warmest on record. Keeping things growing strongly in our common areas was as challenging as ever and required more water than most previous years. A fair number of our perennial plants that have been thriving the past few years were lost to a frosty winter that had relatively little snow cover rendering the dormant plants vulnerable. Maintaining our early annuals was particularly difficult and we lost some to the heat wave. Despite the heat, improvements were made in a number of areas.

The finish grade of the islands and shoulders around the Queen Esther Gate House were lowered and fresh bark mulch was added to these areas. We experimented with a stain product that claimed to rejuvenate colored bark mulch, but we were not very pleased with the results so we'll be replacing the bark mulch in those test areas next summer.

For the first time in years we successfully



grew a large number of Tulips at both the Jordanelle and Queen Esther gate areas. Tulips are difficult to grow in this area because they're a very popular menu item for the deer and ground squirrels that inhabit the area. We have used very effective "critter repellent" and realized excellent results after applying the stuff to our plants. Look for another nice Tulip bloom next spring.

In an effort to maintain color throughout the summer season, we planted a wide variety of perennial flowers. We'll continue this in the future adding more and more of the successful varieties each spring. As always, we added several new spruce trees to key areas around the ski trails and open spaces. The Operations staff is looking forward to making additional improvements next season.



Deer Crest Winter Parking Policy

1. Parking is allowed only on the road shoulder
2. No parking is allowed entirely on the asphalt
3. No parking is allowed on curves
4. No parking is allowed on both sides of the road at the same time.
5. No parking is allowed on road sides between the hours of 11:00 pm through 7:00 a.m. during snow removal.
6. All vehicles must park far enough off the road surface to not interfere with snow removal from 7 a.m. to 11 p.m.
7. Vehicles interfering with snow removal will be towed at the owner's expense.
8. Deer Crest Master Association or its subcontractors are not responsible for any damages to vehicles on road ways or in common areas during snow removal operations.
9. If more than 12 cars are expected at a residence at the same time then the homeowner will be required to follow the "Event and Large Gathering Rules and Regulations"
10. On-street parking is not allowed for *renters* as per Wasatch County Code section 11.08.06 (6).
11. Construction parking must follow rules set up during the "Pre-Construction meeting" for each lot.

New Deer Valley Ski Trail on Little Baldy



Last year's Mountaineer Express lift upgrade was a very well received enhancement to the Deer Valley ski experience. It was inevitable that the new lift would attract more skiers to the Deer Crest area and with that, more congestion on some of Little Baldy's main runs. The upper portion of Deer Hollow run, which previously was the only route down to Snow Park, would get very congested with skiers at times. To remedy this situation, Deer Valley constructed a new trail called "Gnat's Eye" which essentially connects the Little Stick trail to the top of Little Baldy. It will also provide the easiest access to the St. Regis Hotel from the top of Little Baldy. The new trail can be accessed either from the top of the Fairview run or just below the top of the Deer Hollow run.

2013/14 Annual Meeting

To the Members of Deer Crest Master Association,

You are cordially invited to attend the 2013 annual meeting of the members of the Deer Crest Master Association on Monday, December 30th, at 6:00 p.m. at The St. Regis Deer Crest Resort, 2300 Deer Valley Dr., Park City, Utah. Refreshments and light hors d'oeuvres will be served plus several guest speakers are planned.



Deer Crest Private Ski Trail Rules and Regulations



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.

Winter Storm Driving Considerations

Motorists must remember to adjust driving behaviors during winter weather. When the first snowstorms hit the Wasatch, a higher number of crashes are observed because people just aren't used to adjusting their driving behaviors for winter conditions. Snow, sleet and ice on the road require drivers to be more diligent, attentive, and cautious. Winter weather conditions can turn small mistakes into serious problems. Please keep the following winter-safety driving measures in mind this winter.

Monitor road conditions before departing:

Utah Department of Transportation Road Weather page at <http://commuterlink.utah.gov/RoadWeatherForecast.aspx>

Drive for the conditions:

- Slow down and do not make sudden movements.
- Allow extra braking distance and make sure you have good winter tires.
- Do not tailgate or drive too fast for visibility.

Allow snowplow operators to do their job:

- Maintain a safe distance...if salt is hitting your vehicle when following a snowplow, you are too close.
- Avoid passing snowplows on a roadway that is only one lane in each direction.

Remain alert for sudden road condition changes:

- Bridges and overpasses often become icy first.
- Snow and blowing snow can produce sudden restrictions in visibility.

Winter Calendar of Events

Park City Mountain Resort Opening Day

November 23, 2013

www.parkcitymountain.com/winter

The Canyons Resort Opening Day

November 29, 2013

www.canyonsresort.com

FIBT Bobsled & Skeleton World Cup

December 6-7, 2013

Utah Olympic Park

<http://utaholympiclegacy.com/>

Celebrity Ski Fest

Deer Valley Resort

December 6-9, 2013

www.deervalley.com

Deer Valley Resort Opening Day

December 7, 2013

www.deervalley.com

FIS Luge World Cup

December 13-14, 2013

Utah Olympic Park

<http://utaholympiclegacy.com/>

Beethoven Festival Holiday Concerts

December 21-23, 2013

Various Park City Venues

www.pcmusicfestival.com

Santa Claus Visits Deer Valley

December 24, 2013

www.deervalley.com

Traditional Holiday Celebration & Torchlight Parade

Park City Mountain Resort

December 24, 2013

www.parkcitymountain.com/winter

Torchlight Parade at Deer Valley

December 30, 2013

www.deervalley.com

FIS Freestyle Ski World Cup

January 8-11, 2014

Deer Valley Resort

www.deervalley.com

Sundance Film Festival

January 16-26, 2014

Various venues

www.sundance.org

Sprint US Grand Prix Freeskiing Slopestyle & Halfpipe Competition

January 17-18, 2014

Park City Mountain Resort

www.parkcitymountain.com

Round Valley Roundup Nordic Ski Race

February 15, 2014

Round Valley

<http://mountaintrails.org/events/round-valley-roundup/>

USSA Junior Nationals – Pipe, Slope, Moguls & Dual Moguls

March 10-14, 2014

Park City Mountain Resort

www.parkcitymountain.com

Spring Gruv at Canyons

March 21-30, 2014

Canyons Resort

www.canyonsresort.com

Deer Valley Closing Day

April 13, 2014

Canyons Resort Closing Day

April 13, 2014

Park City Mountain Resort Closing Day

April 20, 2014

This is just a small sampling of what's scheduled for this coming winter. For a full calendar go to www.visitparkcity.com.



GENERAL DIRECTORY

2013/14

DEER CREST MASTER ASSOCIATION

(Property Owners Association Management)

3672 W. Deer Crest Estates Dr.
Park City, Utah 84060
435-655-8215 Office
435-615-9157 Fax
www.deercrest.com

Don K. Taylor- General Manager

dt@deercrest.com
435-503-4701 mobile

Doug MacIsaac- Association Manager

doug@deercrest.com
435-659-6602 mobile

Mark Allen- Operations Manager

mark@deercrest.com
435-659-6600 mobile

Ron Lindley- Assistant Manager

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

DEER CREST ASSOCIATES

(Project Developer)

853 E. Valley Blvd. #200
San Gabriel, CA 91776

Greg Perry

g-perry@pacbell.net
626-280-2825 Office
626-280-2839 Fax