



Deer Crest News

December, 2009
Deer Crest Master
Association

Fall/Winter 2009

Featured news items at
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New Queen Esther Entry Landscaping

In an ongoing effort to improve Deer Crest's common areas, an intensive landscaping project was undertaken this past Spring at the western entrance to the property between the lower Queen Esther gate and the Queen Esther gate house. Since this area has proved to be a bit troublesome to maintain, plans were developed to not only make it look better, but also make it more manageable.

Soil samples from the roadside planting areas were sent to the Utah State University Analytical Lab and results were returned recommending adding some quality soil amendment to those areas. After removing tons of the poor, heavy existing clay soil, a thick layer of amended top soil was placed into those planting areas.

A large percentage of the Queen Esther Road shoulder was converted to xeriscape by removing the top layer of old soil, adding a fabric weed barrier, capping off the irrigation zones and topping things off with a layer of decorative bark mulch. This xeriscaping saves water and dramatically reduces the weed problem along the roadsides. During this xeriscape process, literally hundreds of existing "good" plants (daffodils, hyacinth, potentilla, etc.) were saved and transplanted to preferred locations. The

east side of the Queen Esther entrance road was converted to the above mentioned xeriscape, but with several planting boxes interspersed to provide color along the way. Dozens of flowers, ornamental grasses and flowering shrubs were planted in the rock-lined boxes. The west roadside, along the rock wall, was sodded along the entire length of the wall, which added a beautiful strip of green just up from the lower gate. Numerous annual and perennial flowers were added to the islands and shoulders around the lower gate, along with a health dose of soil amendment.

We feel that this has been a great start to a long term plan to make your entry into Deer Crest a really pleasing experience. Look forward to seeing even more improvements next year to the Queen Esther entry area.



Entryway Snow Melt Project



The Deer Crest Master Association Board of Trustees approved a roadway and landscaping upgrade to the Development that consisted of removing approximately 5,900 square feet of asphalt roadway and concrete curb and gutter and replacing it with a gas fired hydronically heated snowmelt system embedded in a colored and decorative concrete road surface and gutter. This upgrade has been successfully installed at the lower Queen Esther Gates at Queen Esther Drive, from the intersection itself up through the gate area to the top of the inside landscape island, in both the entrance and exit lanes. The benefits of this upgrade are numerous. In the non-winter months, the entry pavement is more visually appealing and creates a more upscale entry (cont .)

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statement than the old asphalt. The combination of the colored decorative concrete roadway and the additional landscaping upgrades installed this year help to display the exclusive community character to owners, guests and even passersby. This type of entry pavement is similar to other exclusive communities in the area such as Bald Eagle.

In the winter months, the snowmelt system will provide additional benefits to the entry area. These benefits include, but are not limited to; eliminating the need to plow and salt the road in this area; creating clear and safer pavement even during snow storms; eliminating the snow banks that form against the gates themselves which hinders their operation and function, necessitating the need to hand shovel the banks around the gates; eliminating the snow banks that encroach upon the road narrowing the travel lanes; eliminating the need to haul the accumulated snow out in trucks; providing for earlier melting of the snow on landscaped areas and flowers in the spring; and again, creating a much more visually appealing entry similar to other heated entry gate areas in neighboring communities.



St. Regis Hotel Update

The long awaited, highly anticipated opening of the spectacular new St. Regis Hotel at Deer Crest has now occurred.

Noted for its flawless service, the St. Regis brand has become a hospitality legend worldwide. The St. Regis, Deer Crest will be the first five-star luxury brand to open in Utah.

The Hotel includes 2 buildings; the lower building next to Snow Park Lodge will connect to the upper main Hotel, 500 feet above, via a European-style funicular tramway.

The upper building, with its 11 floors, will host a full range of public amenities including a signature restaurant, lounge, terrace grill, ski beach and spa. Guest amenities also include a four-season swimming pool, fitness center, ballroom, meeting rooms, private wine lockers, ski butler service and ski lounge.

In addition to amenities, the upper building consists of 67 hotel-condominium suites, and 27 residences on the top 4 floors.



New Employee: Chris Casey

Being born and raised in Northern New Jersey, I am the "BIGGEST" JETS FAN you'll ever meet!! Prior to moving to Park City in 1996, I was in the Navy for 4yrs. I was stationed in Guam during the Gulf War and later stationed in Japan for the remainder of my Tour. In the course of my Navy experience I became a search and Rescue Swimmer (SAR). After moving to Park City, I found a job with the C-Tec (lift



builders) and helped build ski lifts (including the Deer Crest chair) for about 8 summers while Ski Patrolling during the winter at Park City mountain resort. While ski patrolling I trained a Search and Rescue Avalanche Dog. He is a Chocolate lab and his name is Dozer. My hobbies are Mt. Biking, Telemark Ski Touring, Long Distance Hiking and a number of Team Recreation sports.

Construction Update

After a slowdown in 2008 that reached into 2009, construction at Deer Crest was down to 10 properties over the summer. Building activity stopped on four homes during this period. As of this November, two of these properties resumed construction. We currently have 60 homes completed, with four homes almost finished that will be added to the count. There are no new homes in the Design Review process at this time. Good things come to those who wait and the wait is over. The completion of the St. Regis Hotel is the big news and it looks incredible. It has been a long process and we certainly appreciate your patience with a project of this caliber. It will be the crowning jewel for our development.



Annual Deer Crest Employee Holiday Fund

For the past few years, the Deer Crest Employee Holiday fund has provided owners an avenue for giving and distributing some holiday cheer to the operations and gate house staff. Thanks to all for the past generous donations as it's helped make for a very Merry Christmas for the crew. The gate house and maintenance staff are very grateful and appreciative. If you are filled with the Holiday spirit and would like to spread a little cheer again this year you can send a donation to DCMA, Attn. Deer Crest Holiday Fund, 3672 West Deer Crest Estates Drive, Park City, UT. 84060 and it will be dispersed to non-salaried employees through the payroll system.



*The Deer Crest Holiday Fund
was originally begun by
former Deer Crest Residents
Lee and Dina Rothman*

Rental Agreement Update

Wasatch County Council recently enacted County Code, sections 11.08.01 - 09, requiring, among other things, that landlords obtain a business license for short term rentals. They also approved an amendment to the Deer Crest Master Declaration of Covenants, Conditions and Restrictions which addresses nightly rentals in the Deer Crest Community. All rentals of single family residences within Deer Crest must now comply with the supplemental and amended declaration that will require each landlord to pay an annual fee, have onsite management of rentals and obtain a lease rider from tenants. A copy of the rider and the Wasatch County Codes may be obtained from the Deer Crest Operations office. Each landlord is required to comply with the rental rider, the Wasatch County Codes or the Park City Municipal Code, as applicable.

New In-House Management Structure

With the cancellation of the management contract with Premier Resorts/Deer Valley Lodging due to the Deer Valley Lodging bankruptcy, the Board has reviewed the alternatives for the management of the operations and gate house crews. It was decided that the Home Owners' Association would self manage along with some outsourced functions. Several firms were reviewed to provide payroll and health care benefits. A+ Benefits, a local Utah company with over 700 clients and

16,000 "employees," was considered the best solution. Four accounting firms were interviewed and Allen Accounting Solutions was picked for their past experience with Deer Crests' accounting; the owner was a past employee of Deer Valley Lodging; and it was the most economical price. Allen Accounting will be responsible for data entry, accounts payable and receivable and monthly financial statements. A year end review and tax preparations will be done by

Neiderhauser and Davis CPAs. It was the Boards' goal that Deer Crest employees receive the same benefit package that was provided by Premier Resorts, with no increase in costs to the employees, and for the transfer to be as seamless as possible. With the new entities that were selected, we are able to provide the required levels of service and a smooth management transition, all at a savings to the Association over the past provider Deer Valley Lodging.

New Gate-Entry System

During the month of October, we installed a new long range reader access system to the outside entrance lanes at both the Queen Esther and Jordanelle Gatehouses for exclusive use for owner's vehicles. The system consists of a 3 inch disc that attaches to the inside of the windshield behind the mirror with a suction cup. When your vehicle approaches the Gatehouse, the access computer will recognize it from up to 30 feet away and will initiate the gates to open. You will be able to proceed slowly through the gates without stopping.

This system replaces the "clickers", as those do not identify the vehicle or the user. **As of December 1st we will be disabling the clickers. You will need to stop at the Queen Esther Gatehouse to provide your vehicle information, and exchange your old clicker for your new transmitter.** The Gate attendant will enter your information, help install the transmitter, and make sure that it is functioning correctly. We're also asking owners to provide the Queen Esther Gate with a complete, updated guest and vendor authorization list.

Each owner will receive 2 transmitters for vehicles owned and used by the

owners. **Transmitters are not transferable and may not be given to guests, property managers or vendors.**

The access card system for guests, property managers, vendors, etc. will remain the same and will activate gates and record entry when the cards are passed over the entrance pedestal pad as usual.

Property managers and vendors must also turn in their "clickers", and will be issued access cards in their place, if authorized.

Please update your Authorized Persons list, for all Guests, property managers, and vendors you would like to be able to access Deer Crest.

Winter Calendar of Events

Nov. 20 -- Park City Mountain Resort
2009-10 Ski Season Opening Day

Nov. 27 -- The Canyons Resort
2009-10 Ski Season Opening Day

Nov. 28-Dec. 6 -- FIBT America's Cup
Utah Olympic Park
Bobsledders prep for the 2010 Olympics

Dec. 5 -- Deer Valley Resort
2009-10 Ski Season Opening Day

Dec. 5-6 -- Deer Valley Celebrity Ski Fest
Annual invitational celebrity ski race

Dec. 24 -- Torch Light Parade
Park City Mountain Resort Plaza

Dec. 27 -- Annual Home Owner's Meeting
6:00 PM at Trails End Conference Room

Dec. 31 -- New Year's Eve Celebration
The Canyons Resort

Jan. 14-16 -- Visa International Freestyle
Moguls and Aerials at Deer Valley Resort

Jan. 18-24 -- FIBT Skeleton Intercontinental Cup Tour
Utah Olympic Park

Jan. 18 -- Martin Luther King Day Holiday

Jan. 21-31 -- Sundance Film Festival

Feb. 15 -- Presidents' Day Holiday



GENERAL DIRECTORY

2009

DEER CREST MASTER ASSOCIATION

(Property Owners Association Management)

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Ron Lindley- Assistant Manager

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GATEHOUSES

Queen Esther Gatehouse

East (Deer Valley side) 24/7

435-645-9872 Fax 435-649-7359

qegh@deercrest.com

Jordanelle Gatehouse

West (I-40 side) 7:00am to 7:00pm

435-647-5961

jgh@deercrest.com

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