

## Message from the G.M.

Dear Deer Crest Property Owners,

I know I said the same thing last year and maybe I am being overly optimistic but with the recent storms and cold weather in November everyone here is excited that this is the start of a long-term weather pattern that will bring a big winter to the Wasatch. The National Weather Service is predicting a large El Niño winter which often produces an above average winter for Utah but there is also the Pacific Decadal Oscillation, an area of warm water north of Japan and Hawaii, which can also cause the dreaded split jet stream and foil the El Nino. After several years of mediocre winters we are certainly due for a better season but whatever the weather the Deer Crest operations crew hopes you will enjoy a wonderful ski season.

Snowmaking is off to the best start ever with Pioche and Connector opening on December 5<sup>th</sup> and rest opening soon. 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 landscaping and street lights and a resurgence in home building. With Vail Associates also taking over Park City Mountain Resort and combining it with Canyons the future of skiing in our area really looks bright. Deer Valley is reporting significant increases in skier reservations for this winter.

Finally, we have produced another brief Homeowner survey. Please click on this link: [2015 Deer Crest Survey](#), and take a minute to complete it.

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

## In This Issue

- ] Message from the G.M.
- ] HillTrac at Deer Crest
- ] Construction Update
- ] Annual Holiday Fund
- ] Annual HOA Meeting
- ] DC Ski Trail Rules
- ] Upcoming Events
- ] General Directory



# HillTrac Lifts in Deer Crest

By Ron Lindley

I'm sure by now most Deer Crest residents have seen the cog-rail lifts (a.k.a. funicular) that service some notable properties in the development. There are currently 4, including the big one that delivers guests to the St. Regis Hotel from Snow Park at Deer Valley. This article focuses on the 3 smaller, private lifts that are designed for residential use. These lifts were all designed, manufactured and installed by the Salt Lake City based company HillTrac. This is the sister company of SkyTrac which builds and installs traditional chair lifts.

HillTrac's first funicular installation actually took place here at Deer Crest in 2006. This initial design transports skiers from the top of Deer Crest's Home Run trail to the home on Lot #20.



The second funicular install happened about a year later and was a much longer and more complicated project. The rail design was completely different than the original one to accommodate the curved lift line. Construction is currently underway to extend this line an additional 150 yards to better service lots 1U and 2U.

The most recent funicular installation was completed this past summer and the lift serves the Deer Point development adjacent to the Jordanelle ski run. The lift is the steepest Hilltrac funicular installed to date and travels at an impressive 400 feet per minute. The top terminal is a 2-story structure and includes spacious ski lockers and a lounge area for Deer Point residents.

## Construction Update for December 2015

By Mark Allen

As you may have noticed the construction activity is almost as busy as it has ever been at Deer Crest. We currently have 11 homes under construction (the record is 12 at one time) with 7 in the Design process. We also have two homes being remodeled. As fate would have it, some homes are under construction close together with two right across the street from each other on Summit View Drive. This is where constraints start happening depending on timing of deliveries, workers vehicles and snow storms. Deer Point Court has two homes under construction, one with a remodel and one home in design review, so the busy times are truly upon us. Soon we will have more homes under construction than ever before. That's good for the economy and marketing of Deer Crest.

Once again please be patient with this inconvenience and if you see anything that needs our immediate attention please contact the Queen Esther Gate House and let them know so we can deal with it.



Snow gun training at Deer Crest

## Annual Holiday Fund

Dear Deer Crest Homeowners,

As we enter into the Holiday Season we hope many of you will be enjoying Christmas at Deer Crest. During this special time of year the gate house and operations crew will be hard at work helping to provide a memorable experience for all. Several years ago the Deer Crest Holiday Fund was created so that owners could have a way to recognize the staff for their dedication and performance throughout the year. The original suggestion when the Holiday Fund was established was a dollar a day. Last year, in addition to a nice contribution from the St. Regis, half of the owners participated with generous donations that averaged \$500! Any amount you choose to contribute will always benefit the employees and your kind generosity is much appreciated.

As in the past, this fund will be distributed only among the 10 *non-salaried* employees. You can send your donations to: Deer Crest Master Association, 3672 West Deer Crest Estates Drive, Park City, UT 84060 (or drop them off at the Queen Esther gate house) and they will be dispersed to the employees through the payroll system. Please make your check out to the Deer Crest Master Association, memo line Deer Crest Holiday Fund.

We sincerely hope that this will be the best Holiday Season ever for you and your family.

Looking forward to seeing you on the ski slopes...

Peace and Prosperity in the New Year from the Deer Crest Managers,

Don Taylor, Doug MacIsaac, Mark Allen, Ron Lindley

# Annual HOA Meeting

We hope to see everyone at the Deer Crest Master Association Annual Meeting and also the Holiday Party that takes place immediately after the meeting. The event is scheduled for Monday, December 28th at 5:00 p.m. and will again be hosted by the St. Regis Hotel. In addition to the basic meeting agenda, Deer Valley President Bob Wheaton will be giving an update on developments at Deer Valley Resort and Realtor Suzanne Harris will be providing a report on the market for Deer Crest real estate.

The Annual Meeting is expected to conclude promptly at 6:30pm at which time the Master Association, with support from the St. Regis, will be hosting a special holiday party with food and refreshments, for which there will be no charge. All Deer Crest Owners and their families are welcome even if they do not attend the Annual Meeting itself so please mark your calendar and come join the festivities.



St. Regis Hotel Deer Crest

# Deer Crest Ski Trail Rules

**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 and double blue “advanced intermediate.” THERE IS NO EASY WAY DOWN.
8. 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 Mountaineer 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.

# Upcoming Events

Here's a sampling of Park City's wealth of winter activities.  
For a complete event guide visit [www.visitparkcity.com/events](http://www.visitparkcity.com/events)

## Thursday, December 24th:

Annual Torchlight Parade and Christmas Eve Party

at Park City Mountain Resort

[www.parkcitymountain.com](http://www.parkcitymountain.com)

## Monday, December 28th, 5 p.m.:

Deer Crest Annual Homeowner's Meeting

at the St. Regis Hotel

## Wednesday, December 30th:

Holiday Torch Light Parade

at Deer Valley Resort

[www.deervalley.com](http://www.deervalley.com)

## January 21-31:

Sundance Film Festival

[www.sundance.org](http://www.sundance.org)

## February 3-6:

FIS Freestyle Ski World Cup

at Deer Valley Resort

<http://www.deervalley.com/WhatToDo/Winter/FISWorldCup>

## February 28 — March 5:

IBSF Bobsled & Skeleton North America's Cup

at the Utah Olympic Park

<http://utaholympiclegacy.org/park>

## Sunday, April 10th:

Deer Valley Resort Closing Day

conditions permitting

## General Directory

### Deer Crest Master Association

3672 Deer Crest Estates Drive

Park City, Utah 84060

435-655-8215 Office

435-615-9157 Fax

### **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- 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 / 435-649-7359 fax

qegh@deercrest.com

### **Jordanelle Gatehouse**

East (Hwy. 40 side) Reg. 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

**Questar Gas** 800-323-5517

#### **Jordanelle Special Service District**

(water-sewer) 435-940-2490, 92

**Qwest** (phone) 800-573-1311