



Deer Crest News

November 2010

Deer Crest Master
Association

Fall 2010

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Message from the General Manager

Dear Deer Crest Property Owners,

As the beautiful fall colors and weather begin to fade, it seems that everyone's thoughts are turning to the up coming ski season. The long-term weather forecasts are calling for a moderate "La Nina" winter, which means lower than normal sea-surface temperatures in the central Pacific tend to move the storm tract further to the North. This puts Park City right on the edge of the storm pattern and

makes predictions difficult but for our area it usually means cooler than normal temperatures and dryer than normal precipitation. Conversely, the Farmer's Almanac calls for a good December start but then warmer than normal temps and below normal snow fall. 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 with the purchase of three additional snow guns to help increase our coverage. 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.

Please remember to keep your owner's access list at the gate house up to date so we know who to allow on property. Also, please encourage vendors and service people to use the Jordanelle entrance, this helps keep traffic through the Queen Esther neighborhood at a minimum.

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

2010 Road Project Summary

With the completion of construction and the opening of the St. Regis Deer Crest Resort last November, re-paving of the road from the eastern property boundary to the Hotel was completed in June of 2010. From the time that the hotel construction got started for real in October 2005, every large truck involved with the construction of all projects entering the Jordanelle gate was counted. What type of truck it was, what project it was going to, and what portion of the road it was using was all documented. When the Hotel was completed, all of this data was analyzed by a structural engineer specializing in roadways, and the proportion of responsibility for all wear and tear of the road due to construction was calculated. It was determined that an asphalt overlay of the road would bring the road life back up to its 2005 condition. The proportion of responsibility for the cost of the overlay for the Hotel and the Home Owners Association was calculated and the Hotel paid for all of the cost of the damage to the roads due to the Hotel construction.



In addition to the overlay, The HOA had reserved funds to slurry seal many other roads this last summer. The road from Queen Esther Drive past the gate house, all of Summit Drive, and Deer Crest Estates Drive from the Hotel to Jordanelle View Drive was slurry sealed in accordance with our overall road maintenance plan and in conjunction with the Deer Hollow overlay. All of the long term road maintenance plans and projects are identified in our reserve budget, avoiding the necessity of a special assessment.

New Rental Requirements for Deer Crest

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 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

fill out a home rental registration form with the HOA, pay an annual fee, have onsite management of rentals and obtain a signed lease rider from each tenant. The amended declaration, registration form and lease rider may be obtained from the Deer Crest Operations office or the HOA website, www.deercrest.com. Each landlord is required to comply with the rules and regulations and the Wasatch County Codes or the Park City Municipal Code, as applicable.

Fall 2010 Construction Update



Deer Crest has 66 homes completed and 8 currently under construction, most with expected completions in the fall of 2011. The only new home start for 2010 was lot #99 in Deer Point Court. Homes that stopped construction in 2008 (7 total) have restarted with the exception of lot 140 on Snow Top. A couple of homes are being built at a slower pace but are moving forward toward completion. There is currently a new home on lot #19 in Design Review.

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.

Now onto the purpose of this letter. 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

2010 Landscape Report

The main focus of this summer's landscaping efforts was to improve the shoulders around the Queen Esther gate house. To this end, work was done to beautify the terraced wall to the north of the gate house parking area and both road shoulders on either side of the gate house. These areas were thoroughly weeded, matted and bark mulch was added. New flowers and shrubs were planted in these areas as well. The irrigation system on the north side, for both the terraces and road shoulder, was modified by changing some of the pop-up sprinklers over to drip emitters. The bike/hiking trail that crossed the roadway just outside the gates has been re-routed so that it lets out onto the Snow Top road and crosses Deer Crest Estates Drive at the D.C.E./Snow Top intersection, a much safer location. The abandoned section of trail has been planted with small spruce trees and bark mulched so it blends in with the surrounding landscape.

Another landscaping project embarked upon this summer was the removal of the rock borders on the flower beds on the east side of Q.E. Drive. The beds were left with no formal border as the consensus of opinion seems to be that it looks best that way.

This summer's other landscaping projects include the planting of a dozen new spruce trees at various locations, placing pavers to enhance the lower Q.E. exit gate shoulder, placing pots of annual flowers around the Q.E. gate house and planting hundreds of flowers, both annual and perennial varieties, and shrubs in the lower Q.E. gate islands and road shoulders as well as the Q.E. Drive flower beds.

As always, the war against the spread of noxious weeds was waged with the enemy suffering serious losses.



Deer Crest Web Site

An informative and useful web site has been implemented exclusively for Deer Crest homeowners and HOA staff members. Please visit www.deercrest.com and see for yourself. The site's pages include the complete C.C.& R's, Master Association contact information, Deer Crest rules and regulations, printable Deer Crest roadway and private ski trail maps, complete Design Review guidelines, meeting minutes, a randomly updated blog, and even an archive of past news letters. If you have any suggestions for improving the site please contact us with your ideas.

2010/11 Annual Meeting

To the Members of Deer Crest Master Association,

You are cordially invited to attend the 2011 annual meeting of the members of the Deer Crest Master Association on Monday, December 27th, 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 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 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 snowcats may be on the trails at any time. Unmarked obstacles may exist or present themselves at any time.

Deer Crest 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 and/or between the hours of 11:00 pm through 7:00 am
5. All vehicles must park far enough off the road surface to not interfere with snow removal.
6. Vehicles interfering with snow removal will be towed at the owner’s expense.
7. **Deer Crest Master Association or its subcontractors** are not responsible for any damages to vehicles during snow removal operations.
8. **Homeowners/guests**; if more than 12 cars are expected then the homeowner will be required to follow the “**Event and Large Gathering Rules and Regulations**”
9. **Renters**; per Wasatch County Code section 11.08.06 (6) “On street parking is not allowed”.
10. **Construction**; must follow rules set up during the “Pre-Construction meeting” for each lot.

Happy Holidays

What you treasure most is the gift of experience.

Book your holiday celebration at The St. Regis Deer Crest Resort and receive a Champagne Sabering with a minimum of \$1,000 Food & Beverage Commitment in one of our private rooms.

Please contact:
Catherine Johnson
Catering Sales manager
(435) 940-5737
catherine.johnson@stregis.com



ST REGIS
DEER CREST

**Special terms and conditions apply; Please call for details.

Winter Calendar of Events

FIBT America's Cup Bobsled & Skeleton
Phone: 435-658-4200

Park City Mountain Resort Opening Day
November 20, 2010
www.parkcitymountain.com/winter

The Canyons Resort Opening Day
November 26, 2010
www.thecanyons.com

Friday Night Wine Series
November 26, 2010 - April 01, 2011
435-655-WINE (9463)

Deer Valley Resort Opening Day
December 4, 2010
www.deervalley.com

Celebrity Ski Fest
Deer Valley Resort
December 4-5, 2010
www.deervalley.com

Nordic Combined Continental Cup
December 12, 2010 - December 13, 2010
Utah Olympic Park
435-658-4200

FIL World Cup Luge
December 13, 2010 - December 18, 2010
Utah Olympic Park
435-658-4200

Santa Claus Visits Deer Valley
December 24, 2010
www.deervalley.com

Traditional Holiday Celebration & Torchlight Parade
Park City Mountain Resort
December 24, 2010
www.parkcitymountain.com/winter

Torchlight Parade at Deer Valley
December 30, 2010
www.deervalley.com

Sundance Film Festival
January 20, 2011 - January 30, 2011
www.sundance.org

FIBT Jr World Championships Bobsled & Skeleton
January 31, 2011 - February 06, 2011
Utah Olympic Park
435-658-4200

FIS Freestyle World Championships
February 02, 2011 - February 05, 2011
Deer Valley Resort
www.deervalley.com

Spring Gruv at The Canyons
March 25, 2011 - April 03, 2011
www.thecanyons.com

Deer Valley Closing Day
April 10, 2011



GENERAL DIRECTORY

2011

DEER CREST MASTER ASSOCIATION

(Property Owners Association Management)

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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

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