



Deer Crest News

December 2014

**Deer Crest Master
Association**

Fall 2014

Featured news items at

Deer Crest:

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Message from the General Manager

Dear Deer Crest Property Owners,

I know I said the same thing last year and maybe I'm being overly optimistic but with above normal precipitation this fall and the below normal temperatures recently 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 even hinting at an El Niño winter which nine out of ten times produces an above average winter for Utah. 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 started off great but we have now been hit with unseasonably warm weather. If you come to 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, street lights and a resurgence in home building. 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 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 already reporting double digit increases in skier reservations for this winter.

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 2014 Construction Update

Construction at Deer Crest has finally ramped up to what it was before 2008. We have eighty-one homes completed and there are presently nine beautiful new homes under construction (Lots 44, 48, 57, 62, 88, 93, 95, 101 and 112). Two sites (Lots 82 and 144) have been approved by the Design Review Committee and can start building soon with two more (Lots 111 and 132) homes in the design process. You can see the building ranges from upper Summit View Drive to lower Deer Crest Estates Drive. Please have the same amount of patience your neighbors gave to you when your home was built.



If you are considering building in Deer Crest anytime in the future we would like to encourage you to be active in the process. Make time to read and understand the requirements in the Design Guidelines and be cautious about the impact your new home will have on your neighbors and the ski trail. We are working very hard to protect the ski trail easements for all homeowners to enjoy.

2014 Road Project Summary

This summer we did our annual cracksealing on almost all of the entire development, as well as replacing asphalt in several areas that were in need of improvement. We also did a rebuild of the intersection at the lower end of Deer Crest Estates Drive and Deer Hollow, as well as replacing much of the concrete gutter in that area. The intersection and islands at the upper Queen Esther gates and the driveway to the Operations Office were overlaid with new asphalt. Lake View Lane was completely repaved and several areas in the development were slurry sealed.



2014 Summer Landscape Report

In the ongoing effort to enhance the beauty of the Deer Crest development, the operations staff implemented an idea that was quite well received: planter boxes, filled with a nice mix of flowers, were placed on the pilasters along the west entrance. In addition, several wine-barrel halves were planted with bright, colorful flowers and placed around the Queen Esther gatehouse. The feedback we received from homeowners, hotel guests and Deer Valley staffers indicated that the new flower arrangements were a great addition to the Queen Esther entry. A new drip-irrigation system was also installed to keep the planter boxes and wine barrels adequately watered. We learned a lot from this endeavor and plan to increase the number of planters on the pilasters next year.



The development had another beautiful Tulip bloom this spring and lots of beautiful perennial flowers that bloomed throughout the summer. Another 20 spruce trees were planted at critical spots alongside Deer Crest's ski trails.

It's always a lot of work to keep Deer Crest looking great, but it's so rewarding when people enjoy the results of that work.

2014/15 Annual Meeting

To the Members of Deer Crest Master Association,

You are cordially invited to attend the 2014 Annual Meeting of the Members of the Deer Crest Master Association on Monday, December 29th, at 5:00 p.m. at The St. Regis Deer Valley, 2300 Deer Valley Dr., Park City, Utah. A family Holiday Party will be held at 6:30 after the Meeting with beverages and light hors-d'oeuvres.

Agenda:

Informational Meeting

1. Introductions
2. Deer Valley Update- Bob Wheaton
3. Real Estate Sales Update- Suzanne Harris and Ann MacQuoid

Formal Meeting

4. Call to order and establishment of a quorum
5. Approval of the 2013 Annual Meeting Minutes
6. Re-election of two Board of Trustees Members
7. Review of the 2015 Budget
8. Operations Report
9. New Business

The 2013 Annual Meeting Minutes are available at www.DeerCrest.com. Copies of the 2015 Budget, 2014 P&L's, Balance Sheets and Minutes will be available at the meeting or upon request by contacting Don Taylor at dt@deercrest.com.

Deer Crest Parking Policy

1. No parking is allowed on the asphalt, only on the road shoulder so as not to interfere with snow removal.
2. No parking is allowed on curves
3. No parking is allowed on both sides of the road.
4. No road side parking between the hours of 11:00 pm through 7:00 am
5. Vehicles interfering with snow removal will be towed at the owner's expense.
6. Deer Crest Master Association or its subcontractors are not responsible for any damages to vehicles during snow removal operations.
7. 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**](#)"
8. Renters; per Wasatch County Code section 11.08.06 (6) "On street parking is not allowed".
9. Construction; must follow rules set up during the "Pre-Construction meeting" for each lot.

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 *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, Love & Joy in the New Year from the Deer Crest Managers,

Don Taylor
Doug MacIsaac
Mark Allen
Ron Lindley

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.
9. Always Ski in Control

You should determine a Deer Crest 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. Please do not ski down if lifts are not operating. Check with Deer Valley Resort or Queen Esther Gate House as to the operational status of the Jordanelle Gondola and the Mountaineer Chairlift.

If you cannot accept the risks inherent in the sport of skiing, do not use the Deer Crest trails.

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.

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.



Winter Calendar of Events

Park City Mountain Resort Opening Day

November 22, 2014

www.parkcitymountain.com

The Canyons Resort Opening Day

November 28, 2014

www.canyonsresort.com

Deer Valley Resort Opening Day

December 6, 2014

www.deervalley.com

Deer Valley Celebrity Ski Fest

Deer Valley Resort

December 6-7, 2014

www.deervalley.com

Park Silly Holiday Bazaar

The Chateaux Deer Valley

December 12-14, 2014

www.parksillysundaymarket.com

Ski Demo Day

Canyons Resort

December 13, 2014

www.canyonsresort.com

Santa at the Town Lift

Town Lift base

December 13, 2014

www.parkcitymountain.com

Junior Luge World Cup

Utah Olympic Park

December 15-16

www.utaholympiclegacy.com

Santa Skis Free

Canyons Resort

December 20, 2014

www.canyonsresort.com

December Fest

Canyons Resort

December 12-21, 2014

www.canyonsresort.com

Santa Clause Visits Deer Valley Resort

Deer Valley Resort

December 24, 2014

www.deervalley.com

Annual Torchlight Parade

Park City Mountain Resort

December 24, 2014

www.parkcitymountain.com

3rd Annual Holiday Party

At the Deer Valley St. Regis Hotel

December 28, 2014, 6:30 P.M.

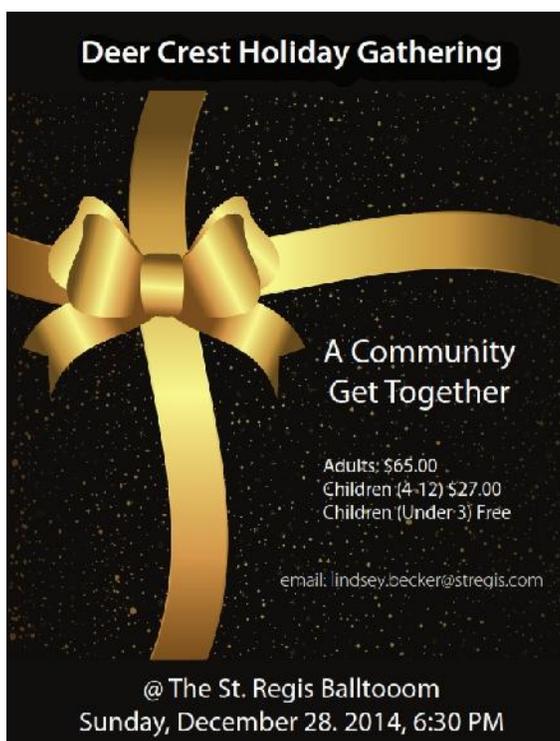
Lindsey.becker@stregis.com

Deer Crest Annual Meeting of Members

At the Deer Valley St. Regis Hotel

December 29, 2014, 5:00 P.M.

www.deercrest.com



New Year's Eve Fireworks

Canyons Resort

December 31, 2014

www.canyonsresort.com

Torchlight Parade at Deer Valley

Deer Valley Resort

December 31, 2014

www.deervalley.com

FIS Freestyle Ski World Cup

Deer Valley Resort

January 7-10, 2015

www.deervalley.com

Sundance Film Festival

Various Locations around Park City

January 22 – February 1, 2015

www.sundance.org

Sprint U.S. Snowboarding & Free Skiing Slopestyle & Halfpipe competition

Park City Mountain Resort

February 27 – March 1, 2015

www.parkcitymountain.com

U.S. Ski Association Freestyle Junior Nationals

Park City Mountain Resort

March 16 – 22, 2015

www.parkcitymountain.com

Spring Gruv

Canyons Resort

March 20 – 29, 2016

www.canyonsresort.com

Snowasis

Park City Mountain Resort

March 28 – April 5, 2015

www.parkcitymountain.com

Easter Bunny visits Deer Valley

Deer Valley Resort

April 5, 2014

www.deervalley.com

Closing Day at Canyons

(conditions permitting)

Canyons Resort

April 12, 2015

www.canyonsresort.com

Closing Day at Deer Valley

(conditions permitting)

Deer Valley Resort

April 12, 2015

www.deervalley.com

Closing Day at Park City

April 19, 2015

(conditions permitting)

Park City Mountain Resort

www.parkcitymountain.com



GENERAL DIRECTORY
2014

DEER CREST MASTER ASSOCIATION
(Property Owners Association Management)

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435-659-6602 mobile

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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

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