



# Deer Crest News

Deer Crest Master  
Association

*Spring-Summer  
2015*

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## Message from the General Manager

Dear Deer Crest Property Owner,

What a wonderful spring we had last winter! While Mother Nature may not have endeared herself to the powder hounds for the fourth year in a row, she did provide an abundance of warm blue sky days with wonderful spring skiing conditions. Deer Valley once again showed why they are the industry leaders in

grooming by providing many spectacular days of skiing on the “corduroy carpet”.

I am very proud that we have been able to maintain basically the same operations and gate attendant crew since the homeowner’s association began operations in 2000, but this year we lost a great ten year employee, gate house supervisor Tracy Cowley. Tracy has decided that he is at a point in his life where he does not want to work a seven day week so he has resigned to devote time to his home property management business. We wish him the best of luck and will be happy to continue seeing him at Deer Crest. We have promoted Josh Allen to the gate house supervisor position and we look forward to some improvements in the operation with a new set of eyes.



Josh Allen



Tracy Cowley

As we switch seasons at Deer Crest, we hope many of you will be able to take advantage of the beautiful weather and all the amenities and events that Park City has to offer in the summer. We will be busy with our usual seasonal maintenance projects including adding more landscaping flowers, replacing log railings and more street lights to improve the look and feel of our mountain community.

We are very happy to be the managers of the Deer Crest Master Association and enjoy the scope and variety of work it takes to operate the facilities for you, the owners. We are committed to the success of Deer Crest, look forward to working with you during the coming year and, as always, are interested in your ideas and input.

Best regards,  
Don K. Taylor  
General Manager

## Summer 2015 Deer Crest Construction Update

As of May, there are eighty-one nicely completed homes at Deer Crest. In addition, ten lots are currently under some phase of construction (#44, #48, #57, #62, #88, #93, #95, #101, #112 and #144). Three homes are in various stages of design review (lots #82, #111 and #132). The Deer Point Townhomes are working on their fourth structure and still have two more duplex units left to build after that. They also completed a now "Hill Trac" lift to provide owners with access to the Jordanelle ski run.



As more new homes begin to fill up the development, we would ask existing homeowners for their patience with the construction traffic and commotion. If your home is completed then you have already been through the extensive process of building a spectacular Deer Crest home. We do our best to control all aspects of construction but sometimes unexpected situations arise. Feel free to contact us anytime if you have a concern and we will address it as soon as possible.

## Summer Landscaping Plans



The big news for this summer is that the HOA board has approved a nice budget increase for landscaping and so we'll be planting a lot more flowers around the lower Queen Esther gate entrance, Deer Crest's "front door" so to speak. We have contracted with a landscape floral specialist to help create the new look. In addition, we'll be adding some new shrubs and refreshing the bark mulch in the lower QE gate area.

We also plan to begin work on the terraced planting beds on the north side of the Queen Esther gatehouse. This project requires removing a good bit of soil and relocating the existing sprinkler pipes in the area so it may not be fully completed this summer, but what does get done will still be a noticeable improvement.

We got so much positive feedback last summer regarding the flower baskets that were installed on the entry way pilasters that we'll be increasing the number of those as well. In fact we'll be nearly doubling the number of flowering baskets from last season. In addition, we'll again be placing flowering baskets and ½ wine barrels around the Queen Esther gate house so the area will be flush with color. Look for most of these improvements to be completed around Father's Day.

Over the past several years, numerous Spruce trees have been planted along key stretches of our ski trails and this year will be no exception. Aside from adding beauty, these trees have proven to help maintain snowpack on our trails and with the past few below average snow winters they've been a real asset. We would encourage homeowners to consider including this program in their landscaping plans.

Speaking of below average winters, we'll do all we can to beautify Deer Crest's common areas while keeping water conservation in mind. Water restrictions may affect us all in the near future if the climate doesn't improve.

We also want to remind everyone of the Deer Crest Weed Abatement program. If you have not already developed a noxious weed control plan with your property manager or weed abatement contractor, then please contact us right away so we can get you set up with the Deer Crest community program.

## Important article submitted by a Deer Crest Resident

CONSULTING AND ENGINEERING FOR COMMERCIAL/RESIDENTIAL WATER  
SOFTENERS AND PURIFICATION SYSTEMS

# WATER SCIENCE

*Because we all live downstream*

Several pinhole leaks have occurred in the original copper pipe installed in the Brownstein residence located at 3611 Crestwood Court in the Deer Crest community. The home was constructed in approximately 2002.

To determine the root cause of the failure, representative samples of the copper pipe were sent to Mateo, a metallurgical testing laboratory. Their scanning electron microscope investigation has shown the possible presence of microbes inside corrosion pits in the copper tubing. These microbes are most likely responsible for the pinhole leaks due to microbiologically induced corrosion (MIC).

It is important for homeowners to not allow water to stagnate in the plumbing system during periods of vacancy. MIC does occur in copper pipe even though copper has well documented biostatic properties.

A copy of the preliminary investigation by Water Science, as well as the report from Mateo, may be available upon request from Neil and Linda Brownstein.

6420 N. Business Park Rd., Unit F. Park City, UT 84098  
Office: (435) 649-7154 • [www.waterscienceutah.com](http://www.waterscienceutah.com)

## 2015 Summer Road Maintenance Plans

Deer Crest will again be undertaking its annual road repair and maintenance projects as part of our ongoing road maintenance program. In November of 2012, we added an Infrastructure Review Update to the Deer Crest Infrastructure Report that Ward Engineering performed in preparation for turnover of the HOA. As part of that update, our road engineer, Earthtec Engineering, again performed a thorough inspection of the condition of our roads. They reported that our roads have been maintained in good condition and only require some spot repair and ongoing sealing as needed.

As usual, our annual application of crack sealant will also be done this summer. In addition, some areas of “skim patching” and slurry sealing of the road surface will need to take place. We will also be replacing some areas of concrete gutter that have seen some deterioration over the years. The heated concrete entry at the lower Queen Esther gate will receive its annual color restoration and acrylic-seal application. We will again be replacing a dozen more old streetlights with the newer, more durable LED design that we have been installing gradually over the past few years.

As always, please keep a “heads up” during the road maintenance activities for the safety of all!

## Infrastructure Turnover

The Board of Deer Crest Master Association and Deer Crest Associates are proud to announce that the long awaited turnover of the common areas and infrastructure of Deer Crest from the developer to the homeowners association has been completed. All the details and due diligence involved with transferring a project of this size and scope took several years and multiple attorneys to finally complete. Homeowners may remember the credit they received on this year's dues which was a result of a payment of \$110,000 from DCA to DCMA for expenses incurred during the time the turnover was being completed.

## NextDoor Web Site



Just a reminder, the Deer Crest Master Association has set up an account with the community networking Web site NextDoor.com. This site provides an excellent way for Deer Crest residents to exclusively communicate either community or personal issues with their neighbors as a group or individually. There have already been a number of Deer Crest residents that have joined the site; if you haven't already done so, please take a moment to visit this site and consider creating your own account.

Joining the Deer Crest Estates neighborhood is quick and easy, simply visit [www.NextDoor.com](http://www.NextDoor.com) and click on the "Learn More" button for a brief but detailed overview of the site. There's also a "Video" button with additional information. Should you decide to set up your personal account, simply enter your e-mail address and your Deer Crest street address and you're off and running.

The HOA is hoping you'll all join in as this site can be a great way to spread community awareness and create new relationships with your fellow Deer Crest residents.

## Wild Fire Prevention Notes

Thoughts of wild fire danger can be far from our minds when considering a long, wet spring. We would like to remind everyone however, even with the mild winter, we know all the vegetation and grasses throughout the development and on the common areas will still result in considerable fuel load and increased fire danger as the vegetation dries out in the coming months. Before long we'll be into July and the Fourth of July holiday and with the recent liberalizing of the fireworks laws enacted by the State of Utah, we all need to be

extra cautious. Please be aware that Deer Crest is *not* the place for personal fireworks to be used, and most especially fireworks that are still illegal in the State. Deer Crest lies in an urban interface zone and as such, wild fires in this area can be very difficult to contain and hence extremely dangerous. Please be careful, maintain a defensible space around your home and let's have a safe, fire free summer! For more information on wildfires, visit [www.firewise.org](http://www.firewise.org)



## Deer Crest Owner Surveys

The Deer Crest HOA Board has requested that the operations staff conduct occasional resident surveys in an effort to better serve the community. We're using the Web site SurveyMonkey.com which provides us with a full service survey application. We simply forward a link to our specific survey via email to our target audience. We plan to conduct at least one survey per year and perhaps more if need dictates it. We realize that all of our owners lead busy lives and with that in mind we'll make sure to keep each survey concise and relevant to important issues. Obviously we would like feedback from every Deer Crest owner, so please consider taking a few minutes to complete each survey you receive.

Thanks to all who responded to the initial survey we conducted back in December of 2014. We collected a fair number of responses which provided us with some valuable data. Those survey results are available upon request.

## Summer Calendar of Events

Listed below is just a tasting of the multitude of events in Park City during the summer. For complete access to all of the happenings and activities available, visit the Park City Chamber Bureau at [www.parkcityinfo.com](http://www.parkcityinfo.com)

### **Park City Film Series**

Runs weekly throughout the summer.  
[www.parkcityfilmseries.com](http://www.parkcityfilmseries.com)

### **An Evening with Judy Collins**

May 21 -24  
Egyptian Theater  
[www.egyptiantheatercompany.org](http://www.egyptiantheatercompany.org)

### **Farmers Market @ Canyons Resort**

June 3 – October 28  
Canyons Resort  
[www.canyonsresort.com](http://www.canyonsresort.com)

### **Park Silly Sunday Market**

June 7 – September 20  
Park City Main Street  
[www.parkcitysundaymarket.com](http://www.parkcitysundaymarket.com)

### **Newpark Town Center Concert Series**

June 25 – August 27  
Newpark Amphitheater  
[www.mountaintownmusic.org](http://www.mountaintownmusic.org)

### **Olympic Day at Utah Olympic Park**

June 27  
Utah Olympic Park  
[www.utaholympiclegacy.org](http://www.utaholympiclegacy.org)

### **Big Stars, Bright Nights Concert Series**

June 30 – September 6  
Deer Valley Snow Park Amphitheater  
[www.bigstarsbrightnights.org](http://www.bigstarsbrightnights.org)

### **Deer Valley Music Festival**

July 4 – August 14  
St. Mary's Church or the  
Deer Valley Snow Park Amphitheater  
[www.deervalleymusicfestival.org](http://www.deervalleymusicfestival.org)

### **Park City Food and Wine Classic**

July 8 -- 12  
Various locations  
[Parkcityfoodandwineclassic.com](http://Parkcityfoodandwineclassic.com)

### **Flying Ace All-Stars Freestyle Show**

Weekends from June 30 thru Sept. 6  
Utah Olympic Park  
[www.utaholympiclegacy.org](http://www.utaholympiclegacy.org)

### **Park City Kimball Arts Festival**

August 6  
Park City Main Street  
[www.parkcitykimballartscenter.org](http://www.parkcitykimballartscenter.org)

### **Summit County Fair**

August 2 – 8  
Summit County Fair Grounds  
[www.summitcountyfair.org](http://www.summitcountyfair.org)

### **Tour of Utah Pro Bicycle Race**

August 9  
Park City Main Street  
[www.tourofutah.com](http://www.tourofutah.com)

### **Bourbon Ball for Open Space**

August 15  
The Ranch at Blue Sky  
[www.wesaveland.org](http://www.wesaveland.org)

### **Park City Half Marathon and 5K**

August 15  
Newpark Town Center  
[www.mountaintrails.org](http://www.mountaintrails.org)

### **Soldier Hollow Sheep Dog Festival**

September 5 – 7  
Soldier Hollow  
[Soldierhollowclassic.com](http://Soldierhollowclassic.com)

### **Miners Day Parade and Celebration**

September 7  
Park City Main Street  
[www.visitparkcity.com](http://www.visitparkcity.com)

### **Autumn Aloft Hot Air Balloon Festival**

September 15  
Park City  
[www.visitparkcity.com](http://www.visitparkcity.com)



GENERAL DIRECTORY  
2015

**DEER CREST MASTER ASSOCIATION**

(Property Owners Association Management)

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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

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