



Deer Crest News

Deer Crest Master
Association

*Spring-Summer
2011*

*Featured news items at
Deer Crest:*

- Message from the G.M.
- New HOA Board of Trustees Member Appointed
- Thanks to Tom Hodgson
- Jordanelle Fire District Update
- Summer Construction Update
- Summer Landscaping Plans
- Ski Trail Landscaping
- Luxury Home Tour
- Utah Symphony Social
- Deer Crest Club Update
- Queen Esther Vehicle Restrictions
- Wild Fire Prevention Notes
- Deer Crest Web Site
- Summer Calendar of Events
- General Directory



Message from the General Manager

Dear Deer Crest Property Owner,

We hope everyone got a chance to enjoy the excellent skiing conditions that an above average snow year provided at Deer Valley. Good early season snowmaking conditions allowed for the opening of the private trails before Christmas and with some great late season storms, conditions were good right up to closing day on April 10th. We had the opportunity to meet more of our owners this winter as they enjoyed the slopes at Deer Valley and we encourage new owners to stop in and meet the crew and tour the Gate Houses or Maintenance Building. I am very proud that we have been able to maintain basically the same operations and gate attendant staff since the homeowner's association began operations in 2000. This enables us to develop better relationships with our owners and be more efficient and knowledgeable at running the operations of this large and beautiful project.

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 that Park City has to offer in the summer. The operations crew will be busy with the seasonal maintenance of the property with some road repair projects, construction of a new snow removal operations lot and the ongoing "greening" of Deer Crest.

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. Everyone here is committed to the success of Deer Crest and we look forward to a productive and successful year.

Best regards,
Don K. Taylor
General Manager

Jim Tozer elected to HOA Board of Trustees

The board has appointed Jim Tozer to fill Tom Hodgson's trustee position until the next annual meeting, where a vote will be held to approve his fulfilling the remaining two years of Tom's term.

Jim is a Utah native who was educated at Trinity College and Harvard Business School. He has an extensive background in banking and real estate development in New York, Colorado and Utah. We look forward to his contribution of time and energy in the running of the Deer Crest community.

Jim and his wife Zibby were some of the earliest purchasers in Deer Crest and they love to entertain at their beautiful home on Summit View Drive.

Thanks to Tom Hodgson

With the announcement of his retirement from the Board of Trustees, Deer Crest would like to thank Tom Hodgson for providing his valuable time, insight and direction to the board for over eight years.



His assistance in getting the association to where it is today has been invaluable and his guidance, advice and personality will be missed.

Jordanelle Fire District update

Due to the overwhelming response by Deer Crest and other affected owners who took the time to file protest letters, the Wasatch County Council voted to drop the proposed change to an assessed value method for funding the Jordanelle fire station. The latest proposal is to change the funding mechanism from an Enterprise Fund to the more appropriate Special Revenue Fund and to revert back to the ERU method of collections. They also proposed trimming the station budget to \$1,170,000 and taking \$325,000 in property tax revenue that currently comes out of the Jordanelle basin for

the general Wasatch County Fire District and earmarking it specifically for the Jordanelle Station. With these changes the commissioners believe they can keep the assessments at the same level as in the past. They are also establishing an advisory committee comprised of representatives from the major HOA's and developers in the Basin to regularly meet with the commissioners to facilitate better communication going forward. We will continue to urge the commissioners to integrate the special service fire district into the county wide district which they agree is a good long term goal.

Summer 2011 Deer Crest Construction Update



Even though the snow is sticking around late there are still 2 new home construction projects to report. We're excited that Lot 19 has already broken ground for the foundation and Lot 3U will be starting this spring too. We currently have 68 homes completed with 9 under construction of which 6 are expected to be finished before the end of this year. If you have any questions on rules and regulations for construction hours or any restrictions or updates for building you can refer to the Design Review Guidelines at www.deercrest.com and of course if you have any questions you can contact any of your management staff and we would be glad to help.

Summer Landscaping Plans

They say "April showers bring May flowers". Well, we got plenty of showers in April so lots of flowers shouldn't be far behind. Hundreds of daffodil bulbs were transplanted to islands and road shoulders in and around both gate houses last fall so those flowers are sure to be gorgeous this spring. As the season progresses, more flowers (mostly annuals) will be planted around the property. Beautiful hanging flower baskets will again adorn the Queen Esther gate house entry way. These hanging baskets will be modified to better withstand the occasional wind blasts that plagued them last summer.

The most interesting landscape project planned for this summer is the installation of an automatic system that will provide fertilizer to some Deer Crest flower beds via the existing irrigation system. This relatively new technology, called Fertigation is a very effective and efficient way to feed plants. It results in healthier, more colorful flowers and actually requires less water and fertilizer than traditional methods. The equipment is fairly inexpensive so it's very cost effective in the long term. Part of this project involves increasing the water pressure in the irrigation

zones around the Queen Esther gate house which, in and of itself, will be a big improvement over the existing system.

Over the past several years, the operations crew has planted numerous evergreen trees. Planting evergreens at key points along Deer Crest's ski trails has been very beneficial in maintaining snow on the trails, not to mention the aesthetic value. There are plans in place to plant 20 or so more trees this year at various spots around Deer Crest, but a lot of effort will be focused on maintaining the existing trees. For example, many of Deer Crest's blue spruce trees have been attacked by a pest commonly known as the "Tip Weevil" which has killed the top of some of these trees and it's become a priority to mitigate this damage. If these pests have affected the trees on your lot, don't delay contacting one of the many tree services in the area.

The operations staff enjoys the constant challenge of maintaining and improving the landscaping in Deer Crest's common areas. Our goal is to make these common areas a source of pride for the Deer Crest community and a source of envy for everyone else.

Ski Trail Landscaping

We would like to remind owners that planting fir or spruce trees along the edge of ski trails can enhance the skiing by shielding the trail from wind and shading it from the sun. Trees also improve the aesthetics of the run by delineating the edge of the ski trail and make the trail safer by separating it from manmade structures. Planning ahead with landscaping improvements and designing the home to be compatible with the trail layout can also help mitigate the liability of living adjacent to ski trails. The design review committee will consider landscaping when reviewing future design submissions, and all existing homeowners are encouraged to add landscaping to further these goals. The DRC is available to discuss landscaping suggestions with both existing and prospective owners.

Luxury Home Tour

Deer Crest will host the 2011 Luxury Home Tour, a benefit for Peace House. The St. Regis Hotel will be the “headquarters” for the tour. Public parking will be at the Deer Valley Resort, attendees will come up the funicular and take small Park City Transportation vans to the home locations. People will actually be able to walk between some of the homes due to their close proximity.....it will be a fabulous tour!!!! This year’s featured homes are located on Lots 1, 9, 16, 17 and 59. For more information visit www.luxuryhometour.org



Deer Crest Club Update

We are pleased to report significant progress on the Deer Crest Club at the St. Regis Deer Valley. The town of Park City has approved the membership plan and the club has hired a Club Director, Patti Hilla, who was a member of the resort's opening team and most recently was with the Yellowstone Club in Big Sky, Montana.

Deer Crest property owners can still take advantage of the Founder's program which offers special incentives on initiation, waived dues, member pricing throughout the resort, and much more. A number of current Deer Crest Homeowners have already taken advantage of these limited Founding Memberships. The private club lounge and member locker facility will be complete in time for the summer season.



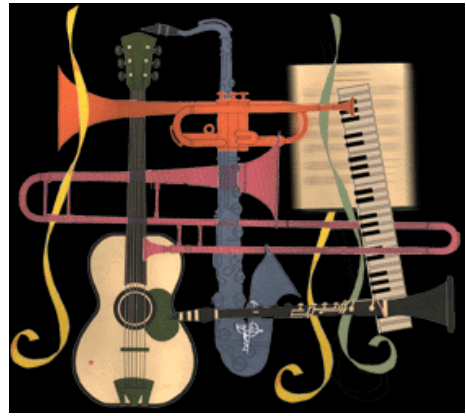
For additional information on the membership opportunity, please contact Neil Johnson at njohnson@deercrestclub.com or by phone at **435-940-5810**.

Sincerely,
Neil Johnson
Membership Director
www.DeerCrestClub.com

Utah Symphony Social at the St. Regis

Mark your calendar if you'll be in town over the July Fourth holiday and plan on attending a fun evening with other Deer Crest owners at Deer Valley's Utah Symphony presentation on the evening of July 2nd.

The St. Regis Deer Valley is sponsoring the event and is planning a casual dinner and cocktail hour before the symphony for Deer Crest owners. We will provide an email with the details of times and costs as we get closer to the event.



Queen Esther Vehicle Restrictions

Deer Crest would like to remind all owners, visitors, and builders at Deer Crest about the vehicle restrictions for the Queen Esther entrance.

Access through the Queen Esther gate is limited to home and property owners, their family and guests, current property managers and staff, authorized representatives of the owner, general contractors and architects of an owner, taxis and airport vans. Access is also restricted to registered guests of the St Regis Hotel arriving in chauffeured transportation.

Authorized residential service providers, repairmen and vendors, identified real estate brokers and agents, and courier and commercial deliveries to completed homes is limited to business hours, or by appointment. In an effort to help reduce traffic flow through the Queen Esther Gates, please request that your service people and vendors use the Jordanelle Gate when appropriate.

All traffic authorized to use the Queen Esther entrance must be no larger than a pickup truck, passenger van or one ton delivery van. We would like to remind owners to direct all vehicles larger than this to the Jordanelle entrance.

All construction traffic, construction deliveries, recreation vehicles, vehicles pulling trailers, semi tractor-trailer rigs, and all vehicles with three or more axles (large delivery trucks) and medium or large buses must use the Jordanelle Gate entrance.

We would also like to remind all Owners and Property Managers to keep their Guest and authorized access lists up to date with the Queen Esther or Jordanelle gate houses. Their phone numbers are 435-645-9872 and 435-647-5961 respectively.

Wild Fire Prevention Notes

Thoughts of wild fire danger can be far from our minds considering such an unusually long, wet spring. We would like to remind everyone however, that we expect all the vegetation and grasses throughout the development and on the common areas to have vigorous growth that will lead to a heavy fuel load and increased fire danger as the vegetation dries out in the coming months. With the July holidays approaching and the new fireworks law enacted by the State of Utah, 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

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.

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

42nd Annual Kimball Arts Festival: August 4-7, 2011

The festival, attended annually by over 40,000 people, features more than 200 artists with work in 12 categories - ranging from paintings to jewelry to sculpture and photography. The three-day festival also features visual-art exhibitions, live musical performances, cuisine-related activities, and art-focused film screening.

www.kimballartcenter.org/events/arts-festival-2011

Deer Valley Music Festival: July/August, 2011

The Deer Valley® Music Festival (DVMF) is the Utah Symphony | Utah Opera's (USUO's) summer home in Park City. The 2011 Festival will be its eighth season of providing chamber music, classical, opera, and pops offerings in four venues around Park City. The Friday and Saturday evening outdoor concerts at the Deer Valley Snow Park Amphitheatre are especially popular, featuring concerts by the full orchestra. Some featured concerts this year include music from the Eagles, the Von Trapp Children, and trumpeter, Chris Botti.

www.deervalleymusicfestival.org

Park City Food & Wine Classic: July 7-10, 2011

The Park City Food & Wine Classic is a premier destination event where master winemakers, culinary greats, and guests gather to play, wine, and dine. Experience more than 100 food artisans, wineries, breweries, distilleries, epicurean purveyors, and locally-made products at this ultimate food and wine experience.

www.parkcityfoodandwineclassic.com

Big Stars Bright Nights Concert Series: July/August 2011

Outdoor concerts by popular artists at the Deer Valley Snow Park Amphitheatre. Artists to perform this summer include Rosanne Cash, Melissa Etheridge, and The Goo Goo Dolls among others.

www.ecclescenter.org

4th Annual Savor the Summit: June 25, 2011

This is Park City's longest dinner party, offering diners at The Grande Table a unique celebration of fabulous food, drink and live music while seated in the middle of Main Street. Park City's best restaurants will showcase their culinary talents in an open air community celebration kicking off the summer season.

www.savorthesummit.com

Mountain Town Music Community Concert Series: Wednesdays June 22-August 31, 2011

Mountain Town Music welcomes musical artists for free outdoor concerts at Deer Valley's Snow Park Amphitheater. Picnics and dancing are encouraged, and Deer Valley's food and beverage concessions stand will be open during the concert and picnic baskets are available for advance purchase.

www.mountaintownmusic.org

Canyons Summer Concert Series: Saturdays July 16-September 3, 2011

Canyons will once again host their Summer Concert Series, presented by Zions Bank and produced by Mountain Town Music. Each Saturday, Canyons will have FREE live music from 6pm - 8:30pm. Due to the popularity of these concerts, carpooling, taking public transportation or riding a bicycle to the show is appreciated.

www.thecanyons.com



DEER CREST MASTER ASSOCIATION

(Property Owners Association Management)

3672 W. Deer Crest Estates Dr.

Park City, Utah 84060

435-655-8215 Office

435-615-9157 Fax

www.deercrest.com

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- Operations Manager

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

(Project Developer)

853 E. Valley Blvd. #200

San Gabriel, CA 91776

Greg Perry

g-perry@pacbell.net

626-280-2825 Office

626-280-2839 Fax