



**Homes at Deer Mountain  
Homeowners Association  
12518 North Deer Mountain Boulevard  
Deer Mountain, UT 84036**

**MESSAGE FROM YOUR PRESIDENT**

Greetings from your Deer Mountain HOA! What a fabulous ski season we have had. Park City recorded total snowfall of 422" and it was some of the best skiing I have ever experienced. I hope many of you got to enjoy that abundance of snow. Now that's (nearly) over, and I am definitely looking forward to warmer weather.

As always, your HOA Board of Directors welcomes your thoughts and feedback. All of our contact information can be found on our website: [www.deermountain.info](http://www.deermountain.info).

Below are some highlights of interest.

Have a wonderful 2017!

Rich Parker  
President, Deer Mountain HOA

**FINANCIAL UPDATE**

The end of 2016 found us in a very strong financial position. Our spending was well within budget. Our operating income was \$120,823 (98% of which is from your HOA dues) and our total expenses were \$71,212. That left us with net operating income of a \$49,611. We have \$14,000 in our reserve account and in 2017 we will contribute an additional \$4,000 to be sure we are prepared when major repairs or replacement of capital items are required. We have no significant past due receivables and I appreciate all of our property owners for being timely with their dues payments.

The 2016 financial statements and the 2017 budget can be found on our web site under the "Financials" tab.

**UPCOMING EVENTS**

**MONDAY MAY 22:** HOA Open Board Meeting [6:00pm - 7:30pm](#)

You are all invited to join us for our spring HOA meeting on May 24. The meeting will be held at the Ptarmigan offices at the Red Pine Clubhouse, 2025 Canyons Resort Drive. We hope to see you there.

**SATURDAY JUNE 24:** Clean-up Day 9:00am - Noon

A community dumpster will be on site for several days spanning June 24. The Details for the official morning clean-up will be announced as we get closer. This is a great time to meet some neighbors and to do some good work for our community. We look forward to the same strong turnout we've had in prior years.

**SATURDAY AUGUST 19:** Summer Picnic 6:00pm - 8:00pm

Please save the date of August 19 for our annual summer picnic. Details will be announced as we get closer.

**TUESDAY OCTOBER 3:** 2017 Annual HOA Meeting 6:00pm - 8:00pm

Please save the date for this important meeting. We will have several open board positions to elect at that meeting, so please consider volunteering for the board - it's a great way to contribute to the community! As always, we need a quorum of owners at this meeting or voting by proxy, in order to elect board members and to have an effective vote on any significant issues, so please plan to attend.

### **IT'S WILDFIRE PREVENTION TIME**

Deer Mountain is a beautiful place partly because of all the natural and landscaped vegetation. But all that vegetation also creates a fire hazard. Here are a few good fire prevention tips:

- This is a good time to prune trees. Pruning branches that are less than 10 feet above the ground will help prevent grass and brush fires from spreading upward into your trees.
- Please also consider pruning or removing trees that may be impeding your neighbors' views.
- Ideally, we should all keep a 30 foot defensible space (i.e. No flammable material) around our homes.
- There are 2 excellent brochures published by the state of Utah to help you understand and improve the fire safety of your property: *Utah Firewise Living* and *Firewise Landscaping for Utah*.
- Our Deer Mountain fire prevention expert is Paul Wisniewski ([paulwhiz@allwest.net](mailto:paulwhiz@allwest.net)). Please contact Paul to obtain the above brochures or to discuss your own fire safety planning.

### **IMPROVING YOUR PROPERTY? REMEMBER TO COORDINATE WITH US!**

We encourage and appreciate owners improving their property. As part of that process it's important that you get the proper approvals from our Architectural Committee BEFORE BEGINNING ANY WORK.

All new construction must go through the Architectural Committee for review and approval. In addition to new construction, the following types of things REQUIRE approval from the AC before beginning work:

- Exterior renovations
- Major landscaping
- Painting or staining the exterior of your home

Application forms can be found on our website under the "Architectural" tab. Questions can be directed to Paul Mattson at [pfmski@aol.com](mailto:pfmski@aol.com).

### **NOXIOUS WEEDS**

Ugh, what a miserable topic. Our recent wet weather means the noxious weeds are running rampant. As always, each homeowner is responsible for eradicating noxious weeds from their property. You can do this yourself or hire someone to do it. This is actually a Wasatch County requirement and not just a Deer Mountain HOA thing.

To try to make this easier for everyone, we are negotiating with a landscaper to provide this service to our whole community on an "as requested" basis. You will still have the option of doing your own weeds or hiring your own contractor. We are simply adding a new option to help the cause.

The details on this process will be finalized this coming week and we will notify everyone once it's in place.

### **REAL ESTATE UPDATE**

We currently have 4 beautiful new homes under construction and 1 additional home in the design phase with an expected start this summer. And it's still early in the year. I look forward to welcoming our new owners.

## **ARCHITECTURAL COMMITTEE**

Our Architectural Committee (AC) has three members who have been serving us well for many years. We are interested in expanding that committee to get additional insights and expertise. If anyone is interested in being considered for a role on that committee, please let me know - I would love to talk with you (my email address is below).

## **CAPITAL IMPROVEMENTS**

Our Capital Improvements Committee has been hard at work since last summer. Several weeks ago we distributed the proposed landscape plans for the North entrance and we received some good feedback from the community. This work is expected to begin this coming week. It takes a tremendous amount of time and energy to obtain designs, estimates, and a commitment to complete the work in a reasonable period of time, especially since building in the Park City area is at peak levels. We owe a great deal of thanks to our Capital Improvements Committee for their strong efforts.

As a side note, we are also cleaning up our South entrance after a very difficult winter. Several trees and plants have died and we will be replacing them, cleaning up the beds and refreshing the mulch. Our own Paul Mattson is doing much of the work himself - many thanks to Paul for all the hard work he does on behalf of the community. The larger items (like replacing trees and mulch) will be done by the same contractor who is doing our North entrance. This is technically a maintenance item, and not a capital improvement, and the funds for this work are in the budget.

I want to thank you all for being such wonderful friends, neighbors and community members. I still think Deer Mountain is the best place to live, largely because of the wonderful people who have chosen to live here.

Best regards,  
Rich

Rich Parker  
President, Deer Mountain HOA  
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