

Dear Association Members,

Today we are announcing “THE COMMUNITIES AT DEER CREST OWNER ASSOCIATION, INC.”, our HOA, has been re-incorporated and is fully operational. This community was obligated from its inception to have a functioning HOA to care for and manage our common areas, which includes our lanes and courts. With the help of members and Legal Counsel, we now have the organization to: maintain liability Insurance for common areas, maintain our streets and underground piping, manage snow removal, and build a reserve fund for the eventual resurfacing of our streets and/or emergency repairs. Keeping the streets safe and in good condition is critical for maintaining all our property values.

Thanks to those who recognized the need for and supported our efforts to get our HOA organized. Your efforts to gather support and organize over the past few years motivated us to get our HOA functioning.

Many of you know an organized effort was made to convince the City of Logan to take over the maintenance of our streets, underground piping, and provide snow removal. A presentation was made to the City Council on 9/13/2023 regarding this. Despite this and other repeated attempts, the city rejected our efforts to take on the maintenance and liability for our common areas. This is consistent with how The City of Logan has responded to other HOA's requesting the same. Bottom-line, our HOA is responsible for maintaining these things.

Taking care of the common areas is the only priority of the Acting Board of Directors as we begin operation.

The Association's common areas include all the lanes and courts in the development (not the public streets—Aspen Drive, 1500 North Street, and Deer Crest Circle), a small section of property adjacent to Pheasant Court, and the middle of the traffic circle on Aspen Drive. While The City of Logan maintains Aspen Drive, 1500 North Street, and Deer Crest Circle, homes/lots located on those streets that were part of the original development are members of the Association. There are currently 90 lots included in the HOA, 66 of which have occupied dwellings.

Private streets that the Association is responsible to maintain, repair (including underground utility piping), and remove snow from are:

- Crestwood Ln
- Deer Crest Ln
- Pheasant Ct
- Northpointe Ct
- Southpointe Ct

- Bonneville Ct
- Pebble Creek Ct
- Pebble Creek Ln
- Mountain View Ln
- Stonecrest Ln
- Cedarwood Ln
- Sagewood Ln

It has been about 17 years since our streets were installed and no repair or maintenance of the streets has been done. Regular maintenance of asphalt is important to maintain its integrity and longevity. Cracks should be repaired and filled, edges between the asphalt and concrete gutters must be filled, and asphalt seal applied at regular intervals. Take a good look at the condition of the street you live on. We are years behind in maintaining them properly.

Through necessity, snow clearing has been done “ad-hoc” with some streets managed by its residents, and some managed by contract. This is not sustainable long term. This is the responsibility of our HOA. We will need help from representatives of each street to determine the best way to collaborate with the HOA to manage snow removal for the 24/25 winter season and beyond. For example, if you have been doing snow removal on your street you may want to contract with the HOA to continue doing so, assuming it makes financial sense for the HOA. Thank you to those that have voluntarily coordinated, managed, and done snow removal in the past.

2024 Priorities

- Begin 2-year plan for Asphalt Repair (cracks, potholes, edge cracks, prime sealcoat)
- Obtain Liability and D&O Insurance
- Contract for HOA Management
- Establish and Implement Snow Removal Strategy for the 24/25 winter season.

2025 Priorities

- Continue 2024 Priorities
- Establish a committee to recommend amendments to our CCR’s so they reflect the current and future needs of our HOA.

The Acting Board Members will serve 1-2 years. Elections for one Director will take place at the first annual meeting, followed by an Election in 2026 for the other two Directors.

Acting Directors: Alex Bell, Ralph Caddell, Jamison Hill

Appendix

Final Answer from Logan City 12/13/2023

After discussing the maintenance concerns you raised for Deer Crest subdivision with our management team, we do not see a way that we could provide these services for private infrastructure on any sort of large scale on-going basis. This is the reason HOAs exist and why there is supposed to be an HOA overseeing your private infrastructure.

Rarely, the City has performed some of these maintenance services for HOAs but only on an as-needed basis and they are approached case by case. For example, we recently chip sealed a small private street (at their cost) because we were doing that same work on an adjacent public street and the size of the private street was small enough that it did affect our schedule of maintenance for public streets in the area. Deer Crest is too large to simply be fit into our schedule without impacting the public streets we currently maintain.

Thanks for giving us the time to discuss this and I look forward to helping in any way we can as you pursue your HOA operations.

I would be happy to still sit down and discuss anything, if you would still like to.

Thanks,

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Paul Lindhardt, PE

City of Logan

435-716-9152

Street Conditions



