



## **President's Report 2022**

Bill Foureman, President

Personal Note: As of January 1, the position of SPOA Secretary is vacant. Since no SPOA Directors have volunteered, I would like to invite any interested Silverado owner to apply. The duties are straightforward: Take the minutes for four roughly 1 ½ hour meetings per year, and otherwise maintain the roster of SPOA Officers, Directors and Alternates and forward occasional messages to that list. We can't offer you payment but you can have the satisfaction of having contributed in a worthwhile inside role to keeping the community informed of developments. Our next scheduled meeting is Friday, January 27 so if you're interested, please respond promptly to me at [dcjwcf@aol.com](mailto:dcjwcf@aol.com) or phone or text me at (707) 738-0431.

Section 12.5 of SPOA's bylaws requires distribution of an annual report to Members no later than 120 days after close of the fiscal year on December 31, including an unaudited year-end balance sheet and a statement of the place where the names and addresses of current Members are located.

SPOA Treasurer James Tidgewell, CPA reports that SPOA began fiscal 2022 with a balance of \$108,985 and ended the year with a balance of \$99,862, representing net expenditures of \$9,123. Names and addresses of current Members are maintained by Membership Chair Sharon Bobrow, 64 Craggs Court, San Francisco, CA 94131. Additional detailed information about SPOA can be found at our website, which remains accessible to both Members and the general public.

Five years on from the Atlas Fire of October 8-9, 2017, calendar year 2022 provided plenty of evidence that Silverado is much better prepared for any new wildfire that might threaten our neighborhood. Emblematic of this new reality, I have a vivid memory of standing on the balcony of the Silverado Country Club Members Clubhouse on May 31 and watching multiple firefighting aircraft repeatedly drop flame retardants on a 570-acre brush fire along Old Soda Canyon Road. They arrived at the scene less than an hour after the fire was first reported and promptly had it contained with no loss of any structure. Five years ago, this would have been an inconceivable scenario.

2022 saw many more positive fire preparedness developments. CalFire supervised brush clearance to create a 100–300-foot corridor along our vulnerable eastern and northern boundaries. A number of Silverado neighborhoods undertook their own brush clearance projects, a fire-spotting camera was installed near the top of Atlas Peak to provide firefighters the earliest possible notice of trouble, and the Silverado Fire Safe Council continued its efforts to train and educate all our Members on wildfire preparedness (see the Firewise section of the SPOA website for detailed information). For the longer term, PG & E announced plans to bury 3,600 miles of high-voltage power lines by the end of 2026, and ultimately 10,000 miles over time. We hope and anticipate that an early focus will be on the extensive forested area to the north and east of Silverado.

In 2022 we of course avoided destructive wildfires (which, bear in mind, has been true of most years since the founding of Silverado). The need for funds to prepare for and combat wildfire takes no hiatus, however, and we can anticipate that the unsuccessful vote on a quarter-cent sales tax increase last summer will not be the last time all of us are asked to fund this effort out of our pockets.

Meanwhile Silverado's recovery from the 2017 fire damage continued unabated. The majority of homes on the north end of Westgate Drive have been rebuilt or are under construction, in virtually all cases an upgrade from the pre-fire structures. The 22 burned units in the Silverado Oaks Condominiums have been

rebuilt and should all be occupied in the first half of 2023. There remains building lots scattered throughout our neighborhoods, but in general we are just about back to our pre-fire normal.

2022 saw mixed results for the beautification of our 29 traffic islands, which importantly contribute to the image of our neighborhood. Our prior maintenance contractor for the islands fell down badly on the job and had to be replaced in the middle of the year due to all the justified complaints we were receiving about them. The good news is that the replacement contractor is doing an excellent job, and I can confidently predict that this part of Silverado will have an improved appearance in the coming year.

In 2022 we finally were able to replant the long island running north at the split of the Westgate traffic lanes. This island had been an eyesore since the fire but cost delayed its replanting. It required significant funds from both SPOA and the County's Community Services District to get the work completed. Just after we finished planting seven olive trees with decorative stone surrounds and flowers and shrubs throughout the island, we had to deal with one more glitch. From the initial report to SPOA:

“There was an accident in the island on Westgate above the 5<sup>th</sup> fairway north. A pickup truck lost control and hit the large tree near 170 Westgate it then bounced back onto Westgate and again jumped the curb ran through the island almost tipping over. After stopping for a moment, the driver then proceeded to drive back over the island shearing off one of the new smaller trees....The driver was apprehended and is in the hospital....

Thankfully the damage was quickly repaired and the island is good as new.

A year ago, three external developments clouded our horizon: SB9, Pacaso and the state's Housing Element proposal. SB9, a new law which overrides local zoning and creates an absolute right to subdivide single-family lots in covered areas, had no effect in Silverado in 2022. Pacaso, a business which buys luxury properties and sells them to multiple fractional owners, is on record disclaiming

any interest in Silverado (no doubt in part due to the intense opposition it would generate). The Housing Element proposal unfortunately remains alive, and the election of two new Supervisors further muddies the picture. The state is requiring the County to select a location or locations for 106 units of new high-density housing, and two local lots (on Hedgeside Drive and the corner of Monticello and Atlas Peak) remain under consideration. We continue to expect that our lack of sewer capacity precludes further development in our area but, as Yogi famously said, it's not over 'til it's over. We should get the final word before the month is out. (N.B.: There is no chance that any such new housing will actually be built in the foreseeable future because construction costs are prohibitive. What would be worrisome is the zoning change it would entail, which would hang like the Sword of Damocles over us.)

Meanwhile the change of ownership of Silverado Resort was smoothly absorbed without significant effect on our neighborhoods. Resurgent inflation with major interest rate rises put a halt to our recent boom in sales and home prices. Repaving of our main streets continued more or less on schedule (Kaanapali, Silver Trail and Inverness are all scheduled for 2023). The recent "bomb cyclone" or "atmospheric river" or "pineapple express" eased our worries about ongoing drought and potential water restrictions.

Many of us are glad to have put 2022 in the rearview mirror. On behalf of SPOA I want to wish each and every one of you the very happiest of new years as we forge ahead into 2023!